



Board of Zoning and Planning Meeting Minutes

Thursday, September 23, 2021

6:00 PM

1) Call to Order

2) Roll Call of Members

Present: Mitchell, Levine, Marsh, Schick, Behal

3) Public Comments

A meeting attendee suggested that Board members speak into their microphones.

4) Approval of Minutes

The minutes from the last meeting will be evaluated at the next meeting and the process for Minutes approval was discussed.

5) Staff Report

A) Staff Report for 2010 E Broad

Rose said the applicant has provided a lighting plan and has met the criteria for a walkway joining offsite parking to campus and reshaping the drop-off area. With these changes, there was a reduction in parking spaces; staff suggested that accessible spaces be added. The applicant has agreed to these changes and staff is awaiting the materials. This will be subject to staff review.

The final Master Plan has been submitted; Rose suggested that going forward, should the Board offer a Certificate of Appropriateness, each individual structure come back to the Board for design review. Rose said the recommendations state the Board of Zoning and Planning is prepared to act on a Certificate of Appropriateness request and listed the conditions that must be met. Bokor said staff concerns have been addressed and she complimented the proposed courtyard.

Brent Foley was sworn in and gave an overview of the plan, explained how the applicant has worked with the neighbors, and discussed the drainage line, Convocation Center, Learning Resource Center, Theater, parking and walkways, courtyard, and landscape.

Mitchell stated she is glad to hear they have addressed community issues and concerns.

The Findings of Fact and Decision of the Board for Application No. BZAP-21-36 for property located at 2010 E. Broad Street - St. Charles: The Board finds that after review of the plans and consideration of the application, evidence and testimony given, (and the recommendation from the Architectural Review Board), the Board finds that the Certificate of Appropriateness should be issued for the St. Charles Master Plan and the final lighting and landscape plan subject to the following conditions: that the full landscape plan be reviewed and approved by the Bexley Tree & Public Garden Commission, including screening of the parking along Broad St. corridor and the design of pedestrian crossing and plaza spaces, that site modifications, design, and materials will be in substantial conformance with the rendering and plans submitted at the Board of Zoning and Planning meeting on September 23rd, 2021 unless otherwise modified in collaboration with the Architectural Review Board and Staff.

Motion to approve the Findings of Fact made by Marsh, seconded by Schick.

Vote: Schick, Marsh, Levine, Mitchell, Behal

B) Zoning officer staff report

6) Old Business

A) Application No.: BZAP-21-36

Applicant: Brent Foley

Owner: St Charles

Location: 2010 E. Broad St.

BZAP Request: The applicant is seeking a Certificate of Appropriateness for a master plan, and approval of landscape and lighting plans as part of the west parking lot modifications.

7) New Business

A) Application No.: BZAP-21-28

Applicant: Ji Liu

Owner: Ji Liu

Location: 407 Northview

BZAP Request: The applicant is seeking approval of a lot split to separate lots 19 and lot 20; in the Second Ruhl subdivision, to take it back to the original lots of record and includes a vacated right-of-way along the south side of lot 19.

Rosen and Liu were sworn in.

Rose said the applicant received a conditional Certificate of Appropriateness to allow the existing deteriorating structure to be demolished and a new single-family dwelling to be constructed, with the condition that the owner must combine the parcel or request a councilmatic variance and a lot split, as per Bexley Code 1226.02. In this case, the owner owns two lots. The logistics of the lots and authorities of the BZAP and City Council were discussed by Rose and members of the Board.

Liu stated he would like to build on the larger parcel, and is not in need of the second parcel.

Rose, Board members, Liu, and Rosen discussed the lot sizes and splits, City Council's involvement, setback requirements, and more.

Findings of Fact and Decision of the Board for Application No. BZAP-21-28 for the property located at 407 Northview:

If the Board finds it appropriate to grant a lot split, it should be subject to City Council approval of the variance to the R-3 lot size requirements requested under Resolution No. 10-21.

For Application No. BZAP-21-28 for the property located at 407 Northview, upon consideration of the application, proposed variance and evidence and testimony before it, the Board finds: The Applicant has proven that the criteria to grant an area variance to the Bexley Code Section 1226.11(c) have been met and a variance from Bexley Code Section 1252.09(R-3) zoning to allow a lot split conditioned upon approval of Resolution 10-21 from Bexley City Council to grant a variance to the R-3 zoning lot requirements subject to demolition of existing structure and construction of a new single dwelling lot on 19 before the split becomes official in conforming with condition of the ARB Certificate of Appropriationess and conditions.

The Findings of Fact was acceptable to Liu and Rosen.

Motion to accept the Findings of Fact made by Marsh, seconded by Shick.

Vote: Mitchell, Marsh, Levine, Schick, Behal

B) Application No.: BZAP-21-37

Applicant: Brenda Parker

Owner:

Location: 809 S. Cassingham

BZAP Request: The applicant is seeking architectural review and approval of a new screen porch over an existing deck and a new roof on an existing 2nd floor sleeping porch. The applicant is also seeking a variance from Bexley Code Section 1252.09 (R-6 zoning) ; which requires a 6'6" setback from the side yard property line for a 40' wide lot, to allow a screen porch to be constructed on the existing deck which is located 5' 1" from the north side property line.

Parker was sworn in.

Rose gave an overview and indicated staff did not find this an extreme encroachment. Bokor said this was intended to be a consent agenda item.

Parker said the applicant wants to make use of the entirety of the space, and the proposed structure is 5' 1" at the worst case and 5' 11" at the other end.

The Findings of Fact and Decision of the Board for Application No. BZAP 21-37 for property located at 809 S. Cassingham: Upon consideration of the application, proposed variance and evidence and testimony before it, the Board finds: the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and a variance from Bexley Code Section 1252.09 (R-6 zoning) to allow: a screen porch to be constructed on the existing deck which sits 5' 1" from the north side property line and is consistent with the principle

structure. The Board further finds it appropriate to grant a Certificate of Appropriateness as recommended by the Architectural Review Board to allow the screen porch and modifications to the roof on the second story sleeping porch as submitted.

Parker found this acceptable.

Motion to approve Findings of Fact by Marsh, seconded by Mitchell. Vote: Schick, Mitchell, Marsh, and Levine
No: Behal

- C) Application No.: BZAP-21-38
Applicant: Susan Hunter & James Gray
Owner: Capital University
Location: 2199 E. Main St. – Blackmore Library
BZAP Request: The applicant is seeking architectural review and approval from the Board of Zoning and Planning, to allow a temporary banner to be posted on the west wall of the Blackmore Library building; in this case it is to announce a new Mascot. The applicant is also seeking a variance from Bexley Code Section 1260.07(b)(2), which limits a non-residential temporary sign to 64 square feet in area, to allow a 600 square foot temporary banner on the west wall of the Blackmore Library building. The applicant is also requesting future banners (2 per year maximum) subject to Staff Design Review, if the Board finds the size and location appropriate to grant a variance.

Gray was sworn in.

Rose gave a staff report and discussed previous banners. Staff found the new mascot banner to be appropriate but believes it may be necessary to discuss future banners. Rose discussed size and length of time that the banner would be hanging.

Staff and Board members discussed that further banners may be able to be reviewed by staff.

Gray distributed additional visuals, and talked about the materials used to affix the banner to the wall, the banner material, and lighting.

Mitchell discussed lighting and the meaning of the word "temporary".

Hunter was sworn in and indicated a hope for the length of time the banner will be displayed.

Public Comment proceeded as follows:

Don Lewis was sworn in.

Lewis, 663 Euclaire Ave., -- thrilled that this has been brought before the Board, and asked what the picture would look like.

Board members and Hunter discussed new banner design and the length of time this banner will be displayed.

The Findings of Fact and Decision of the Board for Application No. BZAP-21-38 for property

located at 2199 E. Main Street Blackmore Library west facing wall: Upon consideration of the application, proposed variance and evidence and testimony before it, the Board finds the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) has been met and a variance from Bexley Code Section 1260.07(b)(2) to allow: a 600 sq' banner with the following conditions: the first banner is subject to a one year period, all banners are subject to design review and approval by staff and be university oriented, and future calendar year will start on August 1st, 2022, and banners be allowed to remain in place for a six month period of time per banner, maximum of two per year, and any lighting is subject to further review and approval by staff or the Board of Zoning and Planning if staff is not comfortable with what is purposed, and no commercial advertising as a primary subject.

The applicant found the terms and conditions acceptable.

Motion to approve made by Marsh, seconded by Mitchell.

Vote: Levine, Schick, Marsh, Mitchell, Behal

8) Other Business

Levine discussed 2754 Sherwood Road, involving a two-level garage; the garage under construction is overwhelming. He desired to bring a motion to reconsider case BZAP 21-20 and asked the Board to consider screening plant material so the neighbor on Bryden is not looking at an overpowering wall in their backyard.

This reconsideration could occur because there is a concern this was improperly granted.

Rose said she has been contacted by the neighbor.

There was discussion regarding the grounds for reconsidering this case.

Schick seconded the motion.

Vote: Levine, Behal

No: Marsh, Mitchell, Schick

9) Adjourn

Mitchell motioned to adjourn.