



Board of Zoning and Planning Meeting Minutes

Thursday, October 28, 2021

6:00 PM

1) Call to Order

2) Roll Call of Members

Present: Mitchell, Levine, Turner, Behal

3) Public Comments

There were no Public Comments.

4) Approval of Minutes

A) September 2021 BZAP Minutes

Motion to approve the September 2021 minutes made by Mitchell; seconded by Levine. Mitchell, Levine, and Behal all voted in favor.

B) August 2021 BZAP Minutes

Motion to approve the August 2021 minutes made by Levine, seconded Turner. Turner, Levine, and Behal all in favor.

5) Staff Report

A) Staff Report

Nothing added to the written report, which included information on the following applications: BZAP-21-41, BZAP-21-42, BZAP-21-43, BZAP 21-45, abd BZAP 21-39.

6) Old Business

7) New Business

A) Application: BZAP-21-41

Address: 934 Euclaire

Applicant: Amy Lauerhass

Owner: Jennifer and Nicholas Geruntino

Request: The applicant is seeking Architectural Review and approval for a new front porch to replace an awning and an addition of a 1 ½ story structure over an existing flat roof garage. The applicant is also seeking a variance from Bexley Code Section 1252.09 (R-6) zoning, which required a 30' front yard setback, to allow the 1 ½ story addition over the attached garage on the east side of the principal structure to encroach 11'1" into the front yard setback along Charles Street side of the property.

Lauerhass was sworn in.

Rose stated this is a corner lot at Euclaire and Charles, and the front door faces what is technically the side yard. She shared measurements and indicated this project would meet the fire code but would require a setback variance. Bokor said this was a Consent Agenda item for the Architectural Review Board.

Lauerhass indicated the lot is small and described why this site would be the ideal place for an addition.

Board members and staff gave praise to this project.

The Findings of Fact and Conclusions of Law for application number BZAP-21-41 for property located at 934 Euclaire: The Board finds that a Certificate of Appropriateness should be granted in accordance with the decision and record of action from the Architectural Review Board given on October 14, 2021, for a new front porch and addition over the east attached garage, based on the testimony heard and the application plan submitted, and based on the uniqueness of this house and lot. The Board finds it appropriate to grant a variance from Bexley Code Section 1252.09 to allow a 3'8" variance to the east side yard setback and an 11'1" variance to the front yard setback on the north side to allow an addition over the attached garage, and also a front covered porch on the west side of the building, as submitted.

The Findings of Fact and Conclusions of Law were acceptable to Lauerhass.

Motion to approve made by Turner, seconded by Mitchell. VOTE: Levine, Turner, Mitchell, Behal.

B) Application: BZAP-21-43

Address: 2371 Bryden

Applicant: Amy Lauerhass

Owner: Christopher and Emily Johns

Request: The applicant is requesting Architectural Review and approval to allow and existing screened porch to be enclosed living space. The applicant is also seeking a variance from Bexley Code Section 1252.09 (R-6) zoning district, which required a 20' side yard setback from the street side of a corner lot, to allow the existing side screened porch that is 16'6" from the east side property line along Dawson Avenue to be converted to enclosed living space.

Lauerhass was sworn in.

Rose said the existing screen porch attached to the structure is further set back; there are existing hedges and she questioned whether or not these would be maintained. Rose described the variance size. Bokor said this was a Consent Agenda item for the ARB.

Lauerhass said this project would open the floorplan and connect the living spaces. The project will be glass with panels.

The Findings of Fact and Conclusions for Law for Application number BZAP-21-43 for property located at 2371 Bryden Road: The Board finds that a Certificate of Appropriateness should be granted in accordance with the decision and record of action from the Architectural Review Board dated October 14, 2021, to allow a screened porch to be converted to living space, as submitted. Based upon the 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 1252.10 to allow a screened porch, which encroaches 3.5' into the side yard setback to be enclosed, as submitted in the plan as reviewed on October 28, 2021.

The Findings of Fact were acceptable to Lauerhass.

Motion to approve Findings of Fact by Turner, seconded by Mitchell. Vote: Mitchell, Levine, Turner, Behal.

C) Application: BZAP-21-42

Address: 276 S. Stanwood

Applicant: Joseph Carifa

Owner: Katherine Moss and Simon Doolittle

Request: The applicant is requesting Architectural Review and approval to allow a new deck to replace an existing elevated Patio. The applicant is also seeking a variance from Bexley Code Section 1252.11(c) which allows an uncovered deck to encroach 4' into the 25' rear yard setback in accordance with Bexley Code Section 1252.09(R-6) zoning. If approved, the deck would be 15.5' from the rear property line. (the existing elevated patio is 18.5' from the existing rear property line.

Rose indicated a neighbor wanted to provide an opinion but was unable to attend a meeting; she asked the neighbor to send the thoughts via email.

Motion table this until the December 2, 2021 meeting by Levine, seconded by Mitchell. Vote: Mitchell, Turner, Levine, Behal.

D) Application: BZAP-21-45

Address: 261 S. Columbia Avenue

Applicant: Nathan Sampson BSD Architects

Owner: 261 S. Columbia LLC

Request: The applicant is seeking a variance from Bexley Code Section 1262.06, which permits circular driveways on lots having a minimum front yard width at the street right-of-way of at least one hundred and fifty (150) feet, to allow an existing

circular driveway to remain and be modified on the 141' wide lot.

Behal, staff, and the applicant discussed whether or not Behal would need to recuse himself from hearing this application. It was decided he would abstain from voting.

Sampson was sworn in.

Rose shared the criteria for a circular driveway.

Sampson stated he is requesting a variance, as the curb cuts will remain the same but the path may change. The intent is to legitimize the conditions for the proposed property improvements.

Rose explained the points of entry.

Sampson explained the driveway may change during the development and the applicant will work with the Tree and Public Gardens Commission to bring this into alignment with the Code. Other site improvements include a new structure. There was discussion with the applicant, Board, and Staff regarding the application before the ARB, and how this project would be an improvement. Rose said all criteria are met, yet the lot width is too narrow.

Turner said his opinion was that this requires approval from the Board.

Mitchell asked about future plans; Bokor shared the ARB's progress on this application.

Findings of Fact and Conclusions of Law for application number BZAP-21-45 for property located at 261 S. Columbia: Based on the testimony presented and the plans reviewed, the Board finds it appropriate to grant a variance from Bexley Code Section 1262.06 to allow an existing circular drive to be maintained and modified in accordance with the plan reviewed on October 28, with the following conditions: that it not to be used for temporary or permanent parking and that it be subject to a landscape plan approved by the Tree & Public Gardens Commissions for minor modifications if need be.

Sampson found this acceptable.

Motion to approve by Levine, second by Turner. Vote: Mitchell, Turner, Levine. Behal abstained.

- E) Application: BZAP-21-39
 Applicant: Michael Grimm
 Address: 2450 E. Livingston
 Request: The applicant is seeking a special permit in accordance with Bexley Code Section 1264.03(b) which limits fences to forty-eight inches in height in the side yard setback area as it faces a public or private street, to allow a 3.5' high retaining wall with a 4' fence on top, for a distance of 43' along the west side property line along Montrose Avenue.

Rose stated this applicant has requested a table until the December 2, 2021 meeting.

Motion to table made by Tuner, seconded by Levine. Roll Call: Mitchell- Abstain, Levine, Turner, Behal.

8) Other Business

Bokor said the Bexley Architectural Standards are still being worked on.

Rose said St. Charles has put up a construction fence.

Behal indicated he was contacted by Paplow stating he intends to resign from the Board. Behal commended him for his work.

9) Adjourn

Motion to adjourn by Turner, seconded by Mitchell.