



Board of Zoning and Planning Meeting Minutes

Thursday, July 28, 2022

6:00 PM

1) Call to Order

The meeting was Called to Order by acting Chairperson Marsh.

2) Roll Call of Members

Members present: Mr. Turner, Mr. Levine, Mr. Hall, and acting Chairperson Marsh.

3) Public Comments

There were no Public Comments.

4) Approval of Minutes

A) BZAP Minutes June 2022

Motion to approve by Mr. Schick, second by Mr. Levine; all in favor.

5) Staff Report

A) Staff Report 7/28/2022 BZAP

6) Old Business

7) New Business

A) Application Number: BZAP-22-21

Address: 2844 Elm

Applicant: Heather Mohrman

Owner: Heather Mohrman

Request: The applicant is requesting a variance from the Board of Zoning and Planning to Bexley Code 1252.15 (g) (1) which limits accessory structures to the rear yard and to Bexley Code 1464.02 which says pools must be located five feet back of any front setback line and five feet inside all other building restriction lines provided in the Zoning Code for a rear garage extension/addition to the rear of an existing garage.

Towards the end of the meeting, there was a Motion to Table this application until August 25 by

Mr. Hall, second by Mr. Levine; all in favor.

B) Application Number: BZAP-22-25

Address: 2401 Fair

Applicant: Dave Johnson

Owner: Pinkerton

Request: The applicant is requesting approval from the Board of Zoning and Planning for Architectural review and approval, a Certificate of Appropriateness, and an 8' 9" variance to Bexley code 1252.09(R-6) zoning which requires a 25' rear yard setback.

Ms. Pinkerton and Mr. Johnson were sworn in.

Ms. Rose explained that the Staff Report includes answers to questions from the applicant and shared that the ARB granted a Certificate of Appropriateness and a Variance. Furthermore, she explained this is a new applicant for this project.

Ms. Bokor said the ARB voted positively on this as a Consent Agenda Item.

Finding of Facts: The findings and decisions of the Board for application number BZAP-22-25 for the property located at 2401 Fair Ave.: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and the 8'9" variance from Bexley Code Section 1252.09 (R-6 Zoning) to allow a 2 car attached garage addition to the rear of the principal structure shall be granted as shown in the plan submitted to the Board.

The applicant agreed to the proposed findings and decision of the Board.

Motion to approve by Mr. Hall, second by Mr. Turner; all in favor.

C) Application Number: BZAP-22-26

Address: 377 S Roosevelt

Applicant: Dean Berlon

Owner: Nathan Green

Request: The applicant is requesting approval from the Board of Zoning and Planning for Architectural review and approval, a Certificate of Appropriateness, and a variance to Bexley Code 1252.15(a) which limits the eave height of a garage to 9' to allow an 11' eave height.

Ms. Rose gave a Staff Report.

Finding of Facts: The findings and decisions of the Board for application number BZAP-22-26 for the property located at 2401 Fair Ave.: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and the 2' variance from Bexley Code Section 1252.15(a) to allow the carport/garage eave to be 11' high, shall be granted as shown in the plan submitted to the Board.

The applicant agreed to the proposed findings and decision of the Board.

Motion to approve by Mr. Levine, second by Mr. Turner; all in favor.

D) Application Number: BZAP-22-28

Address: 2595 Bryden

Applicant: Great Lakes Garages LLC

Owner: Edward Foley and Miranda Cox

Request: The applicant is requesting approval from the Board of Zoning and Planning for Architectural review and approval, a Certificate of Appropriateness, and a variance to Bexley Code 1252.10, sideyard setbacks for a corner lot, to demolish an existing storm-damaged detached garage and rebuild a new garage in the same location.

Ms. Rose gave a Staff Report.

Board members discussed backing out of the garage blindly and the appropriate location of the garage.

There was discussion about the number of votes required for a positive outcome.

Acting Chairperson Marsh stated he is fine with this, as they are going like for like, but in the future encourage people to consider going off the alley.

Findings of Fact: The findings and decisions of the Board for application number BZAP-22-28 for the property located at 2595 Bryden.: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and the 19'6" variance from Bexley Code Section 1252.10(a)1&2 and 1252.15(a) to allow a garage to be located 5'6" from the east side property line, and to be 660sq', shall be granted as shown in the plan submitted to the Board.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Hall, second by Mr. Levine; Mr. Hall -- Yes, Mr. Levine -- Yes, Chairman Marsh -- Yes; Mr. Turner -- No.

E) Application Number: BZAP-22-29

Address: 944 Euclaire

Applicant: Amy Lauerhass

Owner: Chris and Kendy Stembridge

Request: The applicant is requesting approval from the Board of Zoning and Planning for Architectural review and approval, a Certificate of Appropriateness, and a variance for the conversion of a one-story non-conforming home to a 1-1/2 story home 18'6" from the rear property line.

Ms. Lauerhass was sworn in.

Ms. Rose gave a staff report which included the measurements of the non-confirming lot.

Ms. Bokor indicated the ARB recommended this unanimously.

Ms. Lauerhass said the footprint will not be changed but the home will increase in height; she discussed the dormers.

Findings of Fact: The findings and decisions of the Board for application number BZAP-22-28 for the property located at 944 Euclaire Ave.: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and the 17'10" variance from Bexley Code Section 1252.09(R-6 Zoning) to allow the principal structure to be modified from a 1 story to a 1 ½ story principal structure, shall be granted as shown in the plan submitted to the Board.

The applicant agreed to the proposed findings and decision of the Board.

Motion to approve by Mr. Hall, second by Mr. Turner; all in favor.

- F) Application Number: BZAP-22-30
 Address: 2681 Bexley Park
 Applicant: Amy Lauerhass
 Owner: Molly Williams and Quinn Jones
 Request: The applicant is requesting approval from the Board of Zoning and Planning for Architectural review and approval, a Certificate of Appropriateness, and a variance to Bexley Code 1252.10 which requires a 20' setback to allow an addition of a new two-car attached garage with master suite above to be 11'2" from the east side property line.

Ms. Rose gave background information and stated there are plans to mimic one side of the existing structure.

Ms. Bokor stated this was unanimously recommended by the ARB as a Consent Agenda Item.

Ms. Lauerhass described the project is to convert the existing garage and build a new garage with materials that will match the current structure.

Findings of Fact: The findings and decisions of the Board for application number BZAP-22-28 for the property located at 2681 Bexley Park Ave.: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and the 8'10" variance from Bexley Code Section 1252.10(a)(1) to allow the addition to the principal structure to be 11'2" from the east side property line, shall be granted as shown in the plan submitted to the Board.

A Certificate of Appropriateness shall be granted in accordance with this decision and Record of Action from the Architectural Review Board's July, 2022 meeting, as submitted.

The applicant agreed to the proposed findings and decision of the Board.

Motion to approve by Mr. Turner and seconded by Mr. Levine; Mr. Hall - Yes, Mr. Turner - No, Mr. Levine - Yes, Chairperson Marsh - Yes.

- G) Application Number: BZAP-22-31
 Address: 2240 Bryden
 Applicant: Amy Lauerhass
 Owner: Angela and Ben Izzie
 Request: The applicant is requesting approval from the Board of Zoning and Planning

for Architectural review and approval, a Certificate of Appropriateness, and a 4' variance to Bexley Code 1252.09 (R-3) to allow an 8' sideyard setback for an addition to the northeast corner of the existing house and a variance to exceed building coverage by 7.7% and overall lot coverage by 7.8%.

Ms. Rose gave an overview which included information about the zoning district and lot width; stating the lot is more similar to the R-6 zoning district.

Ms. Bokor stated this was given a positive recommendation by the ARB.

Ms. Lauerhass discussed the size of the lot and the zoning guidelines she followed when designing this.

Findings of Fact: The findings and decisions of the Board for application number BZAP-22-28 for the property located at 2240 Bryden Rd.: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and the 3 variances from Bexley Code Section 1252.09 (R-3 Zoning) to allow the addition to the principal structure located on this irregular size lot, shall be granted as shown in the plan submitted to the Board.

The applicant agreed to the proposed findings and decision of the Board.

Motion to approve by Mr. Hall, second by Mr. Levine; all in favor.

H) Application Number: BZAP-22-32

Address: 199 N Cassingham

Applicant: Brian Marzich

Owner: Judson Dunham

Request: The applicant is requesting approval from the Board of Zoning and Planning for Architectural review and approval, a Certificate of Appropriateness, a variance to Bexley code 1252.15(a) which limits a garage to 18' in height and 674 sq ft to allow a new one-story garage with attached office and covered porch to be 18'11" and 899 sq ft.

Ms. Rose gave a Staff Report; she indicated the architect had modified the design to be within the 18' height limit, but the open porch may not have been included in the original square footage calculations. Ms. Rose explained the desired replacement structures, square footage.

Judson Dunham and Brian Marzich were sworn in.

Ms. Bokor stated this was recommended in the positive by the ARB and reiterated the discussion that was had by the Board.

The applicant described the design and the desire and rationale for the design.

The new siding will be painted the same color as the existing home.

Finding of Facts: The findings and decisions of the Board for application number BZAP-22-32 for the property located at 199 N. Cassingham: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the

Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and the 271.2sq' variance from Bexley Code Section 1252.15(a) to allow a garage to be 895.2sq', shall be granted as shown in the plan submitted to the Board.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Turner, second by Mr. Levine; all in favor.

- I) Application Number: ARB-22-30
Address: 641 S Cassingham
Applicant: Pete Foster
Owner: Jerry Durham
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a 2-story deck

Ms. Rose described this does not require a formal hearing because Code allows allow porches and decks to encroach. She stated this went to the ARB and they approved it because the porch and deck meet the required setback, but the staircase is questionable. However, upon further discussion with the applicant, they wanted to ask the Board if they would be okay.

There was discussion about skirting and a portion of the staircase functioning similarly to a wall. Ms. Rose stated it will now be an open staircase.

Ms. Rose clarified that the Board does not need to act.

8) Other Business

9) Adjourn

The meeting was adjourned.