



**City of Bexley  
Board of Zoning and Planning  
June 22, 2023**

**1) Call to Order**

The meeting was Called to Order by Chairperson Behal.

**2) Roll Call of Members**

Members present: Mr. Levine, Mr. Schick, Mr. Marsh, Mr. Hall, Ms. Dorn, and Chairperson Behal

Mr. Levine, Mr. Turner,

**3) Approval of Minutes**

Minutes for the May meeting will be approved during the July meeting.

**4) Public Comments**

There were no Public Comments.

**5) Old Business**

There was no Old Business.

**6) New Business:**

1) Application Number: BZAP-23-15

Address: 2559 Fair Ave

Applicant: Luiz Cruz

Owner: Stephanie Schiff

Request: The applicant is seeking a variance to allow a pavilion in the side yard of a corner lot (Cassingham).

Ms. Schiff was sworn in.

Ms. Rose gave a Staff Report which included information about measurements, fences, screening, and setback. She also indicated a design with less of an impact was shared with the applicant.

Ms. Bokor stated this case did not go to the ARB because typically it would only require staff review, but this case is really a zoning consideration. She explained there are alternate designs which would bring down the roof height. She indicated there is a large elevation difference from the sidewalk and the location for this project is heavily screened.

The fence will remain.

It was stated that a home across the street has a large pavilion.

Ms. Bokor indicated that her concern is not the placement, but a sensitivity to making the structure blend in.

Ms. Rose explained the structure is indicated to be 16', with an additional 6' at the top.

Ms. Bokor shared this discussion is taking place with the Board this application is for a corner lot and Ms. Rose indicated the Code is sensitive to this.

Ms. Bokor explained this is a common theme and as a result, the Mayor has put together a corner lot working group.

Ms. Schiff stated what she wanted to accomplish.

The architecture was discussed, including the roof.

Alley location and fence height were discussed.

Ms. Bokor indicated an absolute height limit would help her guide design choices.

The case-by-case nature of this type of project was discussed; Ms. Bokor explained the vertical component of this project makes the discussion for this application more rigorous. Roof material was discussed.

Chairperson Behal discussed the noise that may come from gatherings in this structure.

It was indicated that the neighbor was not in attendance.

The driveway and alley as a buffer was mentioned as a strength.

The relationship between the size and angle were discussed; and various orientations to the home were talked about.

Chairperson Behal explained the desire for building in the side yards, the desire to be consistent and also looking at the universal nature of each case.

An alternative angle was discussed.

The Findings of Fact for Application No. BZAP-23-15 for property located at 2559 Fair Ave.: 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 from Bexley Code Section 1226.11(c) have been met and a variance from Bexley Code Section 1252.10(2) to allow a pavilion in the rear yard with the following conditions:

1. The pavilion is to be no larger than 14' x 14';
2. It shall not be taller than 13'
3. The pavilion shall be located a minimum of 7' from the fence along the west side of the property;

4. Final design approval and Certificate of Appropriateness is subject to review by the Design Consultant.

Staff will approve the Certificate of Appropriateness.

Motion to approve the Findings of Fact by Mr. Hall, second by Ms. Dorn; Roll Call:

**Levine– Yes, Schick – Yes, Marsh – Yes, Hall – Yes, Dorn – Yes, Chairperson Behal – abstention due to his proximity to the project.**

#### **7) Other Business**

There was no other business.

#### **8) Adjourn**

The meeting was adjourned.