



**City of Bexley
Board of Zoning and Planning
July 27, 2023**

1) Call to Order

The meeting was Called to Order by acting Chairperson Marsh.

2) Roll Call of Members

Members present: Mr. Schick, Mr. Turner, Ms. Dorn, Mr. Hall, and acting Chairperson Marsh

3) Approval of Minutes

Motion to approve the May, 2023 and June, 2023 Meeting Minutes by Mr. Schick, second by Ms. Dorn; all in favor.

4) Public Comments

There were no Public Comments.

5) Old Business

There was no Old Business.

6) New Business:

1) Application Number: BZAP-23-14

Address: 320 N Parkview

Applicant: Paul Avelluto

Owner: Paul Avelluto

Request: The applicant is seeking approval from the Board of Zoning and Planning for a variance to allow a turn around in the front yard.

Mr. Avelluto was sworn in.

Ms. Rose gave a staff report which indicated Mr. Avelluto's property has a single lane driveway which passes through a portico. Ms. Rose explained why the proximity of this home to the Governor's Mansion and Jeffrey subdivision leaves limited space for parking nearby. This proposed turn around is for the safety of allowing cars to exit facing forward. Ms. Rose suggested considerations to the Board should this plan be approved.

Mr. Avelluto said the home has plenty of parking space in the back but there is not space to do a three point turn; it is difficult to reverse down the entire driveway.

Mr. Avelluto assured the Board there will not be cars parked overnight and stated the expansion will be built with the same pavers as the current driveway. Mr. Avelluto has not discussed this with neighbors because the affected neighbor is the governor.

This project will match the existing sidewalk and will be integrated into the current driveway. It will also be landscaped.

Findings of Fact and Decision of the Board for Application No. BZAP-23-14 for property located at 320 N Parkview: Upon consideration of the application, proposed variance and evidence and testimony before it, 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 1262.04(b) to allow a turn-around in the front yard with the following conditions: 1) No overnight parking in the turn-around; 2) A landscape plan should be submitted for Staff approval including the footprint of the pad.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Schick, second by Mr. Turner; vote: Turner–Yes, Dorn–Yes, Schick–Yes, Hall–Yes, acting Chairperson Marsh–Yes

2) TABLED BY THE APPLICANT TO THE AUGUST 24, 2023 BZAP

Application Number: BZAP-23-16

Address: 2529 E Broad

Applicant: Melissa Rottier

Owner: Melissa Rottier

Request: The applicant is seeking approval from the Board of Zoning and Planning for a Special Permit to allow a 42" high ornamental fence in the front yard (Broad).

3) Application Number: BZAP-23-20

Address: 2572 Brentwood

Applicant: Kiernan Smith

Owner: Marion Handler

Request: The applicant is seeking approval from the Board of Zoning and Planning for Architectural review and a Certificate of Appropriateness to replace an existing garage with a 782 square foot garage.

Mr. Smith was sworn in.

Ms. Rose explained the City Code's accessory structure guidelines well as information about the current garage and requested project. She also stated the applicant would like to demolish and rebuild a slightly larger garage with a pitched roof that will match the home.

Ms. Bokor detailed that the ARB discussed the alley-facing side of the building.

Mr. Smith clarified that the four conditions from the ARB meeting were the back facade, garage door treatment, exterior lighting, and eaves; he stated the eaves will match the home.

Mr. Smith stated the existing garage hasn't held up well, the roof has been damaged due to weather, and the owner wants to tear down and rebuild to include an extra space on the side that will be better connected to the yard. The existing structure is nonconforming and this structure will be larger than what is permitted.

This new garage will be similar to the size of a three car garage.

Mr. Smith discussed landscape and lattice considerations that can be incorporated instead of a window.

There is currently no alley access and there will not be with this project.

The Findings of Fact and Decision of the Board for Application Number BZAP-23-20 for property located at 2572 Brentwood: Upon consideration of the application, proposed variance and evidence and testimony before it, the Board finds the Applicant has proven that the criteria variance to grant an area variance in Bexley Code Section 1226.11(c) have been met and a variance from Bexley Code Section 1252.15 to allow a 782sq' garage to replace the existing detached garage should be approved as submitted and a Certificate of Appropriateness should be approved as recommended by the ARB as modified the in plans reviewed on July 27, 2023.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Hall, second by Ms. Dorn; vote: Hall–Yes, Shick–Yes, Dorn–Yes, Turner–Yes, acting Chairperson Marsh–Yes

7) Other Business

There was no other business.

8) Adjourn

The meeting was adjourned.