



**Board of Zoning and Planning Meeting Minutes
October 26, 2023
6:00 PM**

1) Call to Order

The meeting was Called to Order by Chairperson Behal.

2) Roll Call of Members

Members present: Mr. Turner, Mr. Levine, Mr. Marsh, Mr. Schick, Mr. King, Mr. Chairperson Behal

3) Approval of Minutes

Minutes from the previous meeting will be reviewed at the November 30, meeting.

4) Public Comments

There were no Public Comments.

5) Old Business

1) TABLED BY APPLICANT

Application Number: BZAP - 23-23

Address: 2200 E Main

Applicant: Ryan Pearson

Owner: Continental Real Estate Cos.

Request: The applicant is seeking approval from the Board of Zoning and Planning to allow demo and redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350), Also a Special Permit and Conditional Use for new 5- story building with housing alternatives and variance for a new 5-story mixed use building to provide additional housing, restaurant, retail and offices. This application was tabled by the applicant to the November 9, 2023, ARB meeting.

Ms. Bokor explained there was a public workshop in which the ARB worked through the design; there was no public comment and the revised plans are on the City's website. Ms. Bokor said she expects updated plans and elevations to be presented at the November 9 ARB meeting and she does anticipate an extra story in the front, so it may be coming to the Board for a variance; this project may be beneficial to breaking down the mass.

Chairperson Behal stated he has received some updated drawings.

2) Application Number: BZAP - 23-19

Address: 733 Vernon

Applicant: K Bryon Wernicke

Owner: Barbara Wernicke

Request: The applicant is seeking approval from BZAP for a variance to allow a screened garden house 1.5' from the north property line. If approved, the ARB requests that this application be remanded back to ARB for design review and approval. This application was moved to BZAP for review by the ARB without recommendation and was tabled at the September BZAP meeting.

Ms. Bokor and Ms. Rose said they did not hear from the applicant. Ms. Rose said that applications tabled for one year are automatically off the table and ineligible.

Motion to Table this matter to the November 30, 2023 meeting by Marsh, second by Turner; all in favor.

6) New Business

2) Application Number: BZAP - 23-33

Address: 131 S. Roosevelt

Applicant: Brian Marzich

Owner: Ray Delevie

Request: The applicant is seeking approval from Board of Zoning and Planning for Architectural review, a Certificate of Appropriateness and an 8' variance from the side yard setback to enclose an existing porch and add a one story addition to the rear of the residence. The application was recommended to the BZAP as a consent agenda item.

Ms. Rose clarified that the variance is for a 1'6" variance to the required 8' side yard setback.

Mr. Marzich was sworn in.

Ms. Rose gave a Staff Report with the lot size, a description of the existing structure from the lot lines, an explanation of lot coverage, and consideration of the roofline and mechanicals.

Ms. Bokor explained that this was approved as a Consent Agenda item by the ARB.

Mr. Marzich explained the homeowner is an aging gentleman who would like to live on the first floor of the home and stated the plans preserve yard space, but this project results in an expansion of an existing structure non-conforming.

Mr. Marzich said he informally spoke to the neighbor to the south who indicated he had no issues with this proposal; Ms. Rose said she has not received correspondence relating to this.

It was determined that this will create more privacy for the neighbor.

Mr. Marsh and Mr. Turner indicated they like this plan.

Findings of Fact and Decision of the Board for application BZAP-23-33 for property located at 131 S. Roosevelt: 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 a 1'6" variance from Bexley Code Section 1252.09 to allow an existing porch to be enclosed and a 1-story addition extended along the south property line at the same setback as the porch be approved as submitted. The Board further finds after review of the design and the recommendation of the Architectural Review Board, to grant a Certificate of Appropriateness for the design as submitted.

The applicant understood the Finding of Fact.

Motion to approve the Findings of Fact by Schick, second by Turner; roll call: Marsh–Yes, Levine–Yes, Turner–Yes, Schick–Yes, King–Yes, Behal–Yes.

3) Application Number: BZAP - 23-34

Address: 311 Westland

Applicant: Brett Leukart

Owner: Brett Leukart

Request: The applicant is seeking approval by the Board of Zoning and Planning for a variance for a 5' fence in front yard and Special Permit for side yard.

Mr. Luekart was sworn in.

Ms. Rose gave a Staff Report which included a history of the property and stated the south yard is used as a rear yard and the majority of the proposed fence will be behind an existing treeline which should provide adequate screening.

Mr. Luekart explained this project will help keep the dog in the yard and that his dog can clear a 48 inch fence.

Ms. Rose explained the various requirements for putting up a fence but stated that this particular fence is not a solid barrier.

Mr. Luekart stated the fence will be hidden by the landscape and that the honeysuckle dies back somewhat in the winter but still provides some screening. He also stated there will not be spikes on the fence.

The Tree and Public Garden Commission has not reviewed this case. Mr. Luekart explained how he maintains and has replaced the landscape. It was explained that the honeysuckle is existing and is on private property.

Mr. King chose to recuse himself, but stated as a neighbor he has no problem with this project.

Findings of Fact and Decision of the Board for application BZAP-23-34 for property located at 311 Westland: 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 a Special Permit in accordance with Bexley Code Section 1264.02 have been met, to allow a 5' black aluminum fence in the side yard and also a an 18" variance from Bexley Code Section 1264.03 to allow a 5' high black aluminum fence in the front yard as submitted with the following conditions: 1) the city Landscape Consultant is to confirm there is adequate screening for the fence with the existing vegetation.

The applicant agreed to the Findings of Fact.

Motion to approve the Findings of Fact by Marsh, second by Turner; roll call: Schick–Yes, King–abstain, Marsh–Yes, Levine–Yes, Turner–Yes, Behal–Yes.

7) Other Business

8) Adjourn

The meeting was adjourned.