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**Board of Zoning and Planning Meeting Minutes**  
**February 22, 2024**  
**6:00 PM**

**1) Call to Order**

The meeting was Called to Order by Chairperson Behal.

**2) Roll Call of Members**

Members present: Ms. Dorn, Mr. Klingler, Mr. Schick, Chairperson Behal

**3) Approval of Minutes**

**Motion to approve Minutes from the January meeting 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-24-1

Address: 2741 E. Main

Applicant: Matthew Lones

Owner: Gallagher Rentals

Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for modifications to the existing building, a patio expansion and new signage for new restaurant.

Kathleen Day was sworn in. Timothy Madison, on behalf of Katalina's, stated his appearance for the record.

Mr. Sudy gave a Staff Report and stated this application was generally met favorably by the ARB with the addition of a few conditions, and stated the application had not yet appeared before the Tree and Public Gardens Commission. He explained why parking spaces are not an issue and said that the building is skinny in the front, which would limit the space available for signage. He indicated the only significant change to the site is the expansion of the outdoor space, which is

considered additive, and mentioned additional landscaping. Mr. Sudy recommend including the following three conditions should Board members choose to act:

- 1) The applicant conforms with the recommendations of the ARB, which are:
  - a) Proper light fixtures over the artwork
  - b) Artwork is to have a background color to complement the building
  - c) Approval is subject to review by the Tree and Public Gardens Commission
  - d) All of the information is in conformance with what is submitted

Ms. Bokor said the ARB enthusiastically recommended this and said the Board was particularly excited about the artwork, and she discussed the conditions pertaining to lighting and background.

Mr. Madison shared that Bexley is in need of a great breakfast and lunch restaurant and said he believes this is a great solution.

Ms. Day described the restaurant, proposed artwork, and patio variance. She described the kitchen location and seating configuration, as well as staffing and parking.

Mr. Madison stated that the conditions mentioned were acceptable.

There was discussion about the signage.

The Findings of Fact and decision of the Board, for Application Number BZAP-24-1 for property located at 2741 E. Main: 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 in Bexley Code Section 1226.11(c) have been met and a 7.5 sq.' variance from Bexley code Section 1260.05 to allow the new wall sign to be 32.5sq.' for the new restaurant Katalina's.

Mr. Madison agreed to the Findings of Fact.

**Motion to approve the Findings of Fact by Mr. Schick, second by Mr. Klingler; roll call: Dorn–Yes, Klingler–Yes, Schick–Yes, Behal–Yes.**

The Findings of Fact and Decision of the Board, for Application Number BZAP-24-1 for property located at 2741 E. Main: The Board finds that upon consideration of the application, proposed variance and evidence and testimony before it, a Certificate of Appropriateness should be issued for 2741 E. Main in substantial conformance with the renderings and plans submitted to the Board subject to the following conditions:

- 1) The background color of the artwork have a background color to compliment the building color;
- 2) That proper lights fixtures over the artwork be further reviewed by the Design Consultant for approval; and

3) The landscape plan is subject to final review and approval by the Bexley Tree & Public Garden Commission.

Mr. Madison agreed to the Findings of Fact.

**Motion to approve the Findings of Fact by Mr. Klingler, second by Ms. Dorn; roll call:  
Schick–Yes, Dorn–Yes, Klinger–Yes, Behal–Yes.**

2) Application Number: BZAP- 24-2

Address: 861 Chelsea

Applicant: Victoria Elliott

Owner: Victoria Elliott

Request: The applicant is seeking a variance from the Board of Zoning and Planning for a 1' variance from the fence height limit for a 1' retaining wall and 6' fence on alley property line.

Victoria Elliot was sworn in.

Ms. Rose gave a staff report discussing fence height and other considerations such as angling and location.

Ms. Elliot said she recently moved into the house and they hoped to push the fence out in order to have more space for raised garden beds.

There was discussion about leveling the slope and matching the fence along the side yard, as well as angling the fence.

There was discussion about a nearby house, the setback, and conditions.

The Findings of Fact and Decision of the Board, for Application Number BZAP-24-2 for property located at 861 Chelsea: Upon consideration of the application, proposed variance and evidence and testimony before it, the Board finds the applicant has proven the criteria to grant an area variance from Bexley Code 1226.11(c) have been met and a 1' variance from Bexley Code 1264.03(a) to allow a 1 foot retaining wall and a 6 foot fence along the rear property line with the following conditions: that the applicant work with Staff on appropriate safe sight lines.

**Motion to approve the Findings of Fact by Mr. Klingler, second by Ms. Dorn; roll call:  
Klinger–Yes, Dorn–Yes, Schick–Yes, Behal–Yes.**

3) Application Number: BZAP-24-3

Address: 690 Vernon

Applicant: Ryan Brothers' Landscaping- Ryan

Owner: Sharon Stanley

Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for a new front porch, garage addition and variances from required setback.

Mr. Ryan was sworn in.

Ms. Rose gave a Staff Report and stated the dimensions of this lot as well as the history of this application before the ARB.

Ms. Bokor stated the ARB is looking to see more details and would like for this application to return back to them for final design review, pending zoning approval.

Mr. Ryan discussed the genesis of this design as well as the driveway.

Ms. Rose mentioned the required parking at this location.

Mr. Ryan mentioned the fence changes.

It was mentioned that the home and garage are already nonconforming and that the projects would be on the same line as the existing structures.

The Findings of Fact and decisions of the Board for Application Number BZAP-24-3 for property located at 690 Vernon: Upon consideration of the application, proposed variance and evidence and testimony before it, the Board of Zoning finds that the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and a 6" variance from Bexley code Section 1252.09 (R-6) to allow the new open porch to be 5.6' for the south property line. The Board of Zoning and Planning further finds after review of the plans and consideration of the application, evidence and testimony given, and the recommendation of the Architectural Review Board, the Board finds that the Certificate of Appropriateness should be issued for 690 Vernon Road, in substantial conformance with the renderings and plans submitted to the Board subject to the following conditions:

1) The final details for the proposed improvements are remanded back to the Architectural Review Board for final design approval.

The applicant agreed to the Findings of Fact.

**Motion to approve the Findings of Fact by Mr. Klingler, second by Ms. Dorn; roll call: Dorn-Yes, Klinger-Yes, Schick-Abstain, Behal-Yes.**

## **7) Other Business**

There was no other business.

## **8) Adjourn**

The meeting was adjourned.