



---

**Board of Zoning and Planning Meeting Minutes  
June 27, 2024  
6:00 PM**

**1) Call to Order**

The meeting was Called to Order by Chairperson Behal.

**2) Roll Call of Members**

Members present: Mr. Klingler, Mr. Marsh, Mr. Levine, Chairperson Behal

**3) Approval of Minutes**

**Motion to approve Minutes from the April, 2024 meeting by Mr. Klingler, second by Mr. Marsh; all in favor.**

**Motion to approve Minutes from the May, 2024 meeting by Mr. Klingler, second by Mr. Marsh, all in favor.**

**4) Public Comments**

There were no Public Comments.

**5) Other Business**

Chairperson Behal stated that the application for 236 N. Columbia would not be heard as it was temporarily withdrawn by the applicant.

Discussion and Approval of Murals on Main Street Megan Meyer, Development Director  
Ben Kessler, Mayor

Request: Applicant is seeking approval of art installation, in the form of murals, to be installed on Main Street, subject to a five year review.

Mayor Kessler discussed the genesis of the Bexley Mural Festival and explained that while there are many volunteered walls, this Festival will focus on walls on East Main Street.

Ms. Meyer shared the artist selection process, proposed locations, mock ups of the proposed mural for each location, and plans for upkeep.

Ms. Meyer stated that artists will be compensated market rate for their work and explained the additional support from the City.

Mayor Kessler shared the rationale for the action taken.

Findings of Fact and Decision of the Board for five properties discussed: Upon consideration of the application, proposed evidence and testimony before it, the Board of Zoning and Planning finds that the proposed public art installations are appropriate and would be approved.

**Motion to approve the Findings of Fact by Mr. Klingler, second by Mr. Marsh; roll call: Chairperson Behal–Yes, Marsh–Yes, Levine–Yes, Klinger–Yes.**

Ms. Meyer and Mayor Kessler stated the event will happen towards the end of September and shared additional events happening currently with the mural installations.

## **6) New Business**

1) Application Number: BZAP-24-18

Address: 2357 Bexley Park

Applicant: Guy Allison

Owner: Alexa Meara

Request: The applicant is seeking a Special Permit in accordance Bexley Code Section 1252.15 to allow a functional dormer on a new detached garage. The applicant is also seeking a variance from Bexley code Section 1252.15(a) which limits the maximum eave height to 9', to allow the eaves of the new detached garage to be 10'.

Mr. Allison was sworn in.

Mayor Kessler gave a Staff Report which explained the history of the application and the new application.

Ms. Bokor explained that the ARB separated the entire project into two applications with the garage being the only part of the application being discussed at this meeting.

Permitted eave height was discussed; Ms. Bokor stated the applicant has agreed to move the eave to 9', in addition to all of the other conditions required by the ARB.

Ms. Bokor described the dormers.

Mr. Allison stated they would meet the requests by the ARB.

It was confirmed that a special permit, not a variance, was required.

Findings of Fact and Decision of the Board for Application Number BZAP-24-18 for property located at 2357 Bexley Park: Upon consideration of the application, proposed

special permit, and evidence and testimony before it, the Board finds that a special permit, in accordance with Bexley Code 1252.15(a) to allow a functional garage with a functional dormer, shall be granted with the following condition: that the proposed eaves be modified to 9' and other conditions of the ARB.

The applicant understood the Findings of Fact.

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

2) Application Number: BZAP-24- 16

Address: 123 S Cassady

Applicant: Taylor Patterson

Owner: Alexa Lowe

Request: The applicant is seeking a variance from Bexley Code Section 1252.10(a) (2) In residential districts, accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure is allowed, in order to construct 8' tall decorative arched trellis over the gate of the 48" high fence along the eastern side of the property.

This case was not heard because the applicant was not present.

**Motion to Table this application by Mr. Klingler, second by Mr. Marsh; all in favor.**

3) Application Number: BZAP-24-17

Address: 2606 Bexley Park

Applicant: Ethan McGory

Owner: J. William St Clair

Request: The applicant is seeking a variance from Bexley Code Section 1252.10(a) (2) In residential districts, accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure is allowed, in order to construct a garden within a hedge in the eastern side of the property with raised beds and a decorative fountain feature located 5' from the east side property line along Remington Road.

Mr. McGory was sworn in.

Mayor Kessler gave a Staff Report regarding the variances requested, lot size, history of the project, the setback requirements given that this is a corner lot, and other considerations.

Ms. Bokor shared that this was approved as part of the Consent Agenda by the ARB.

Mr. McGory apologized to the Board for not presenting this before the project began and explained the lack of private, outdoor space, various materials, and driveway location.

There was discussion about creating more visibility at the northeast corner; Mr. McGory proposed moving the bed and various options were discussed.

Mayor Kessler described the code pertaining to sight triangles.

Mr. McGory stated that some of the arborvitae have been transplanted.

Ms. Bokor described changes made to the roof and stated other upgrades have been made.

Mayor Kessler discussed the accessory garden beds and explained that they should be considered accessory structures per Bexley Code.

Findings of Fact and Decision of the Board for Application Number BZAP-24-17 for property located at 2606 Bexley Park: Upon consideration of the application, proposed variance and evidence and testimony before it, the Board finds that the applicant has proven that the criteria to grant an area variance in Bexley Code 1226.11(c) have been met and a 20' variance from Bexley Code Section 1252.10(a) (2) to allow a fountain 5' feet from the east property line and a variance from 1252.15(g) (1) to allow the fountain and the raised garden beds 5' from the east property line approximately and variance from 1252.15 (g) (1) to allow a fountain and raised garden beds in the side yard shall be granted with the following conditions: that the setback and specification of the hedge at the northeast corner of the property be modified in consultation with Staff landscape consultant in conformance with City Code governing sight triangles.

The applicant understood the Findings of Fact.

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

## **7) Old Business**

Mayor Kessler highlighted the new members joining the Board of Zoning and Planning and those who have been reappointed. He stated Mr. Klingler will be stepping off of the Board because he will be joining the City as the new Director of Building and Planning.

Mayor Kessler also stated that information will be sent to Board members to attend a celebration in honor of Kathy Rose.

Mayor Kessler and Ms. Meyer recognized Peyton Jackson as one of the City's interns this summer.

Chairperson Behal thanked Ms. Bokor.

**8) Adjourn**

**Motion to adjourn by Mr. Klingler, second by Mr. Marsh; all in favor.**