



Board of Zoning and Planning Meeting Minutes
October 24, 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. Eshelbrenner, Mr. Levine, Mr. Marsh, Ms. Letostak, Chairperson Behal

3) Approval of Minutes

Motion to approve Minutes from the September, 2024 meeting by Mr. Marsh, second Mr. Eshelbrenner; all in favor. MOTION PASSED.

4) Public Comments

Constance Lewis, 663 Euclaire, asked for the difference between 'hardship' and 'practical difficulty.' Chairperson Behal stated that 'hardship' does not appear in the statute and explained his explanation of 'practical difficulty.'

Ms. Bokor stated that historically, the Board has understood 'practical difficulty' to be a lesser standard than 'hardship.'

5) Old Business

1) App No: BZAP-24-28 (also filed under BZAP-24-31)

Address: 490-492 N Cassady Rd

Applicant: Jawad Khan

Owner: Bob Marshall

Request: The applicant is seeking a special permit and a variance from Bexley code section 1254.17 to allow a food trailer/ cart (accessory use/ structure) to be permanently installed in the side yard of 490 N Cassady.

Chairperson Behal indicated this case had been Tabled by the applicant.

6) New Business

1) App. No: BZAP-24-33

Address: 2823 Allegheny

Applicant: Arabella Ohnson

Owner: fb9, LLC

Request: The applicant is seeking a certificate of appropriateness for a covered structure over a cellar door as well as a 1 ft 1 inch area variance from Bexley code section 1252.09 to encroach into side yard setback.

The applicant was sworn in.

Mr. Klingler gave a Staff Report mentioning how this case came before the BZAP and stated dimensions.

Ms. Bokor explained she would feel comfortable working with the applicant on this project.

The applicant gave insight about the project.

Findings of Fact and Decisions of the Board for Application Number BZAP-24-23 for property located at 2823 Allegheny: The Board finds that upon consideration of the application, evidence and testimony before it, the Board finds it appropriate to grant a certificate of appropriateness and a variance for a covered structure over a cellar door as well as a 1' 1" area variance from Bexley Code section 1252.09 to encroach into the side yard setback.

The applicant accepted the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Eshelbrenner, second by Mr. Levine; roll call: Levine–Yes, Marsh–Yes, Letostak–Yes, Eshelbrenner–Yes, Behal–Yes. MOTION PASSED.

2) App. No: BZAP-24-34

Address: 509 N Cassady

Applicant: Tom Branham Jr./ Stephen Butsko, Branham Sign Co.

Owner: Cassady North, LLC

Request: The applicant is seeking approval for sign replacement in a PUD district per Bexley Code Section 1260.05 (c).

Bob and Randy were sworn in.

Mr. Klingler gave an overview about this project, including an overview of the applicable Code section.

The size of the proposed sign was discussed, as were the color selection and the opposite side of the sign.

The Findings of Fact and Decisions of the Board for Application Number BZAP-24-34 for property located at 509 N Cassady: The Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, the Board finds it appropriate to grant permission to the applicant for a sign replacement in a PUD district per Bexley Code Section 1260.95 (c).

Motion to approve the Findings of Fact by Mr. Eshelbrenner, second by Mr. Levine; roll call: Marsh–Yes, Letostak–Yes, Eshelbrenner–Yes, Levine–Yes, Behal–Yes. MOTION PASSED.

3) App No: BZAP-24-36

Address: 830 Grandon

Applicant: Natasha Kelley

Owner: Natasha Kelley

Request: The applicant is seeking a variance from Bexley code section 1264.03 to allow a side yard fence to exceed 72 inches in height. Height varies with grade.

Ms. Kelley was sworn in.

Mr. Klingler gave a Staff Report which gave a history of this project and an overview of the grade.

Ms. Kelley explained the fence.

This fence was discussed among Board members and Staff.

A neighbor from across the street was sworn in and shared her thoughts about the fence.

Findings of Fact and Decision of the Board for Application Number BZAP-24-36 for property located at 830 Grandon: the Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, the Board finds it appropriate to grant the variance from Bexley code section 1264.03 to allow a side yard fence to exceed 72 inches in height which varies with the grade.

Motion to approve the Findings of Fact by Ms. Letostak, second by Mr. Marsh; roll call: Levine–Yes, Marsh–Yes, Eshelbrenner–Yes, Letostak–Yes, Behal–Yes. MOTION PASSED.

5) App. No: BZAP-24- 38

Address: 2610 Bryden

Applicant: Bryce Jacob

Owner: Geoffrey Bass

Request: The applicant is seeking approval to install a dormer on an existing nonconforming accessory structure (detached garage).

Mr. Jacob was sworn in.

Mr. Klingler gave a Staff Report which included the history of this garage, a previously granted variance, lot size considerations, and Staff perspective.

Ms. Bokor explained this was passed as part of the ARB's Consent Agenda.

Mr. Jacob explained the proposed project.

Board members' questions were answered by Staff and the applicant.

Mr. Klingler discussed accessory dwelling units and there was a conversation about privacy.

The Findings of Fact and Decision of the Board for Application Number BZAP-24-38 for property located at 2610 Bryden: The Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, the Board accepts the recommendation of the Architectural Review Board to install a dormer on a pre-existing non-conforming accessory structure which is a detached garage, confirms the existing variances and finds it appropriate to grant the area variance for the new dormer.

Motion to approve the Findings of Fact by Mr. Eshelbrenner, second by Mr. Levine; Eshelbrenner–Yes, Letostak–Yes, Levine–Yes, Marsh–Yes, Behal–Yes; MOTION PASSED.

7) Tabled Applications

1) App No.: BZAP-24- 30

Address: 249 S Cassingham

Applicant: Brenda Parker

Owner: Steve Lieb

Request: The applicant is seeking the following three variances from Bexley code section 1252.15:

- 1) A 4' – 3" ridge height variance to allow a 22'-3" tall ridge.
- 2) A 114 square foot variance to allow the 2nd floor to be 400 square feet.
- 3) A 1 ft eave height variance to allow a 10 ft eave height.

As well as an approval from the Board of Zoning and Planning for a Certificate of Appropriateness for a new 2-car detached garage w/ second floor space to replace existing detached garage.

Mr. Klingler and Ms. Bokor discussed the history of this case.

8) Other Business

9) Adjourn

The meeting was adjourned.