



# Board of Zoning and Planning Meeting Agenda

December 5, 2024  
6:00PM

---

1) Call to Order

2) Roll Call of Members

3) Approval of Minutes

4) Public Comment

5) Old Business

- 1) App No: BZAP 24-28 (also filed under BZAP 24-31)  
Address: 490 -492 N Cassady  
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.

6) New Business

- 1) App No: BZAP 24-35  
Address: 470 S Parkview  
Applicant: Santiago Alvarez  
Owner: Jana Clarke

**Request:** The applicant is seeking a certificate of appropriateness and an area variance from Bexley code section 1252.17 to allow a 1,549 sq. ft in-law suite addition above a new attached garage.

- 2) App No: BZAP 24-40  
Address: 2075 Fair Ave  
Applicant: Gary Alexander (Agent for owner)  
Owner: William Bundy

**Request:** The applicant is seeking a certificate of appropriateness for a mudroom addition, a 6'-7 1/2" rear yard setback area variance from Bexley code sections 1252.09, and an area variance from Bexley code section 1264.02 to install a new 5 ft tall ornamental black steel fence in the front yard.

3) App No: BZAP 24-41  
Address: 2111 Park Hill  
Applicant: Steven Schwope  
Owner: Patrick King

**Request:** The applicant is seeking a certificate of appropriateness and an 18'-6" area variance to encroach into the street-side side yard setback for a new attached single-bay garage addition.

4) App No: BZAP 24-42  
Address: 295 N Cassingham  
Applicant: Kiernan Smith  
Owner: Jennifer Zmuda

**Request:** The applicant is seeking variances from Bexley code section 1262.04 to convert an existing attached garage into a bonus room and from Bexley code section 1262.01 (a) to convert the existing driveway into parking spaces.

5) App No: BZAP 24-45  
Address: 333 N Parkview  
Applicant: Matt North  
Owner: Jimmy Conroy

**Request:** The applicant is seeking a 30" height variance from Bexley Code section 1264.02 to install a 6 ft tall black steel fence in the front yard.

7) Tabled Applications

App No: BZAP 24-39  
Address: 819 S Cassingham  
Applicant: Amy Music  
Owner: Amy Music & Nathan Daynes

**Request:** The applicant is seeking a variance from Bexley code section 1252.15 (g) (1) to allow a playhouse accessory structure within 3 ft of the required side and rear yard setback for accessory structures.