



Board of Zoning and Planning Meeting Minutes
January 25, 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. Schick, Mr. Levine, Mr. Turner, Mr. Marsh, Mr. Klingler, Mr. Eshelbrenner, Chairperson Behal

3) Approval of Minutes

Motion to approve Minutes from the Aug, 24, Nov. 30, and Dec. 18, 2023 meetings by Mr. Hall, second by Mr. Heyer; 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- 23-35

Address: 524 N. Cassady

Applicant: Marianela Portal

Owner: 524-526 N CASSADY AVE LLC

Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for a conditional use for classroom and party space rental and new signage.

The application was moved to the end of the agenda; however, the applicant did not show up.

- 2) Application Number: BZAP- 23-36

Address: 844 Montrose

Applicant: Jan Wolf

Owner: Jan Wolf

Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning to replace the garage which will require a variance from required setback.

The applicant was sworn in.

Staff and Board members discussed the application.

The Findings of Fact and Decision of the Board for application Number BZAP-23-36 for property located at 844 Montrose: 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 2' variance from Bexley Code Section 1252.15(g)(a) and an 8' variance from Bexley Code Section 1252.10 shall be granted to allow the proposed garage to be 1' off of the rear (east) property line and 7' off of the side (north) property line. The Board further finds that a certificate of appropriateness should be approved in accordance with the recommendation from the Architectural Review Board and the condition that a window will be added, subject to final design approval by the Design Consultant.

The applicant understood the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Turner, second by Mr. Klingler; Schick–Yes, Levine–Yes, Turner–Yes, Marsh–Yes, Klingler–Yes, Eshelbrenner–Yes, Behal–Yes

3) Application Number: BZAP- 23-37

Address: 141 S Drexel

Applicant: Ryan Brothers' Landscaping- Pat Ryan

Owner: Joy Soll

Request: The applicant is seeking a variance from the Board of Zoning and Planning to allow two 30" columns in city right-of-way at driveway.

Mr. Schick recused himself from this case.

The applicant was sworn in.

Staff and Board members discussed the application.

The Findings of Fact and Decision of the Board for application Number BZAP-23-37 for property located at 141 S. Drexel: 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(b) to allow two 30" columns with the following conditions:

- 1) The columns are proposed at 12" behind the sidewalk with landscaping that is further subject to review and approval by the Tree and Public Gardens Commission (being the City right-of-way extends 8' behind the sidewalk)
- 2) The applicant must sign a Hold Harmless Agreement to allow the columns to be located in the City right-of-way.

The applicant understood the Findings of Fact.

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

- 4) Application Number: BZAP - 23-38
Address: 919 Euclaire
Applicant: Brenda Parker
Owner: Stephen Giebelhaus & Brittany Wirthman
Request: The applicant is seeking Architectural Review and a recommendation of a Certificate of Appropriateness to the Board of Zoning and Planning for an addition to the front of the house and a variance from the required side yard setback.

The applicant was sworn in.

Staff and Board members discussed the application.

The Findings of Fact and Decision of the Board for application Number BZAP-23-38 for property located at 919 Euclaire: 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 3' 4" variance from Bexley Code Section 1252.10(a) to allow the front foyer addition and screened porch with the following conditions:

- 1) The guardrail be addressed by the Design Consultant, if found to be necessary, due to grade from front stoop/stairs
- 2) The final design review and approval be remanded back to the Architectural Review Board for approval of a Certificate of Appropriateness in conjunction with the accompanying motion and decision granting a variance from the Board.

The applicant understood the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Klingler, second by Mr. Schick; Schick–Yes, Levine–Yes, Turner–Yes, Klingler–Yes, Eshelbrenner–Yes, Marsh–Yes

- 5) Application Number: BZAP-23-39 (ARB- 23-43)
Address: 126 S Parkview

Applicant: Jim Sorrell

Owner: James and Kristy Clear

Request: The applicant is seeking Architectural Review and a recommendation to BZAP for a Certificate of Appropriateness for an addition to the house and an attached trellis and garage.

The applicant was sworn in.

Staff and Board members discussed the application.

The Findings of Fact and Decision of the Board for application Number BZAP-23-39 for property located at 126 S. Parkview: 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 180 sq.' variance from Bexley Code Section 1252.15 to allow an attached garage to be 1116 sq.' shall be granted in addition to the other additions and attached trellis with the condition that the final design review and approval be remanded back to the Architectural Review Board for approval of a Certificate of appropriateness in conjunction with the accompanying motion and decision granting a variance and update design.

The applicant understood the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Marsh, second by Mr. Klingler; roll call: Schick–Yes, Levine–Yes, Turner–Yes, Marsh–Yes, Klingler–Yes, Eshelbrenner–Yes, Behal–No

7) Other Business

- 1) Review and recommendation to City Council: Ordinance 04-24

Mayor Kessler gave an overview of the ordinance and answered Board members' questions.

Motion to recommend approval of Amended Ordinance 04-02 by Mr. Schick, second by Mr. Klinger; roll call: Schick–Yes, Levine–Yes, Klingler–Yes, Eshelbrenner–Yes, Marsh–Yes, Turner–No

8) Adjourn

The meeting was adjourned.