



BZAP Staff Report

FOR
March 27, 2025
6:00PM

Per 1226.11 Variances.... (c) Area (Non Use) Variances, the following factors shall be considered and weighed by the Board when making a determination upon any area (non-use) variances by a preponderance of the evidence:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

I) App No: BZAP 24-49
Address: 2300 E. Livingston Ave.
Applicant: Bill Downing
Owner: Bexley Apartments LLC

Request: The applicant is seeking a Certificate of Appropriateness to build a new multi-family mixed use building in a Mixed-Use Commercial District

Staff Notes:

- **ARB** voted for a positive recommendation of this application 3-0 at the March Meeting
- The ARB had some design details they wanted the applicant to fix, however left that up to the City's Design consultant to approve the final details of the application.

- BZAP has already passed the conditional use and the height variance for the fence in the January meeting, then remanded this back to the ARB for final design review and recommendation.
- The City, TCB and the adjacent neighbor to the north have worked out a better solution for safety with regards to the cars in the lot
- Should the Board vote to approve the Certificate of Appropriateness, Staff recommends **conditioning it on installing the parking lot fence posts on center of the parking spaces.**
- The last site submission to ARB did not show the proper width of sidewalk that was to be coordinated with the Joint Livingston Ave. Plan. Before final approval, we need to make sure the sidewalk has been corrected.
- The City has yet to see a site lighting plan. This is something that can be addressed during the permitting process, but wanted to make the Board aware.
- *Matt to fill the Board in regarding the TPGC decision on March 26, 2025*
- The Board decided to recommend the project **with the Shed dormer** as shown below.



- 2) App. No. BZAP 24-50
 Address: 420 N. Cassady
 Applicant: Bill Downing
 Owner: The Community Builders

Request: The applicant is seeking a Certificate of Appropriateness to build a new multi-family mixed use building in a Mixed-Use District.

Staff Notes

- ARB voted for a positive recommendation of this application 3-0 at the March Meeting.
- BZAP has already approved the conditional use and waive the fence requirement at a previous meeting.

- *Matt to fill the Board in regarding the TPGC decision on March 26, 2025.*



- 3) App. No. BZAP 25-7
Address: 2463 E Main
Applicant: Cara Berg
Owner: 2463 E Main Holdings LLC

Request: The applicant is seeking a Certificate of Appropriateness per Bexley Code section 1220.07 to remove failed brick lintel at storefront openings, replace storefront below and masonry above and paint entire front. As well as make additional miscellaneous repairs and updates at the rear of building (re-clad awnings, paint, replace lights).

Staff Notes

- 1220.07 (a) “No building... within the Main Street District... shall be... changed in external appearance... until plans and specifications... have been approved by Board of Zoning and Planning.
- This is the former Dean Wentz building adjacent to the current Café Istanbul.
- Wardrobe Therapy is the new tenant. They have a building permit for the interior renovation and discovered exterior issues that need remedied so they have decided to update the exterior.
- They have also updated the exterior sign for the building which is a part of this application.
- ARB passed this project on consent agenda and staff supports the project.

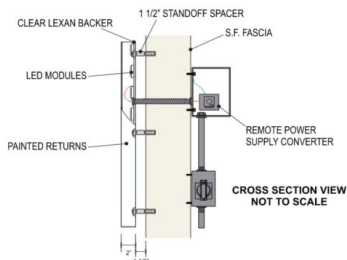


174 1/8"

WARDROBE THERAPY

SCALE 1/2" : 1'

14.50 SQ FT



(1) REQUIRED
PAINTED ALUMINUM FABRICATED LETTER FORMS WITH LED
MODULES HOUSED INSIDE.
INDIVIDUAL CHANNEL LETTERS HAVE INTERIORS PAINTED WHITE AND
1/8" CLEAR LEXAN BACKS THAT ALLOW HALO ILLUMINATION.
LEDs POWERED BY REMOTE POWER CONVERTER (UL LISTED
#E153594) - PRIMARY ELECTRIC BROUGHT ON LOCATION BY OTHERS.
INDIVIDUAL CHANNEL LETTERS ARE MOUNTED TO STOREFRONT
FASCIA WITH 3/8" ANCHOR BOLTS INTO SLEEVE ANCHORS WITH
PAINTED 1 1/2" STANDOFF SPACERS.

COLOR
LETTER FACES AND RETURNS - SW 7020 (BM BLACK FOX)
SPACERS - OC 130 (BM CLOUD WHITE)



CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

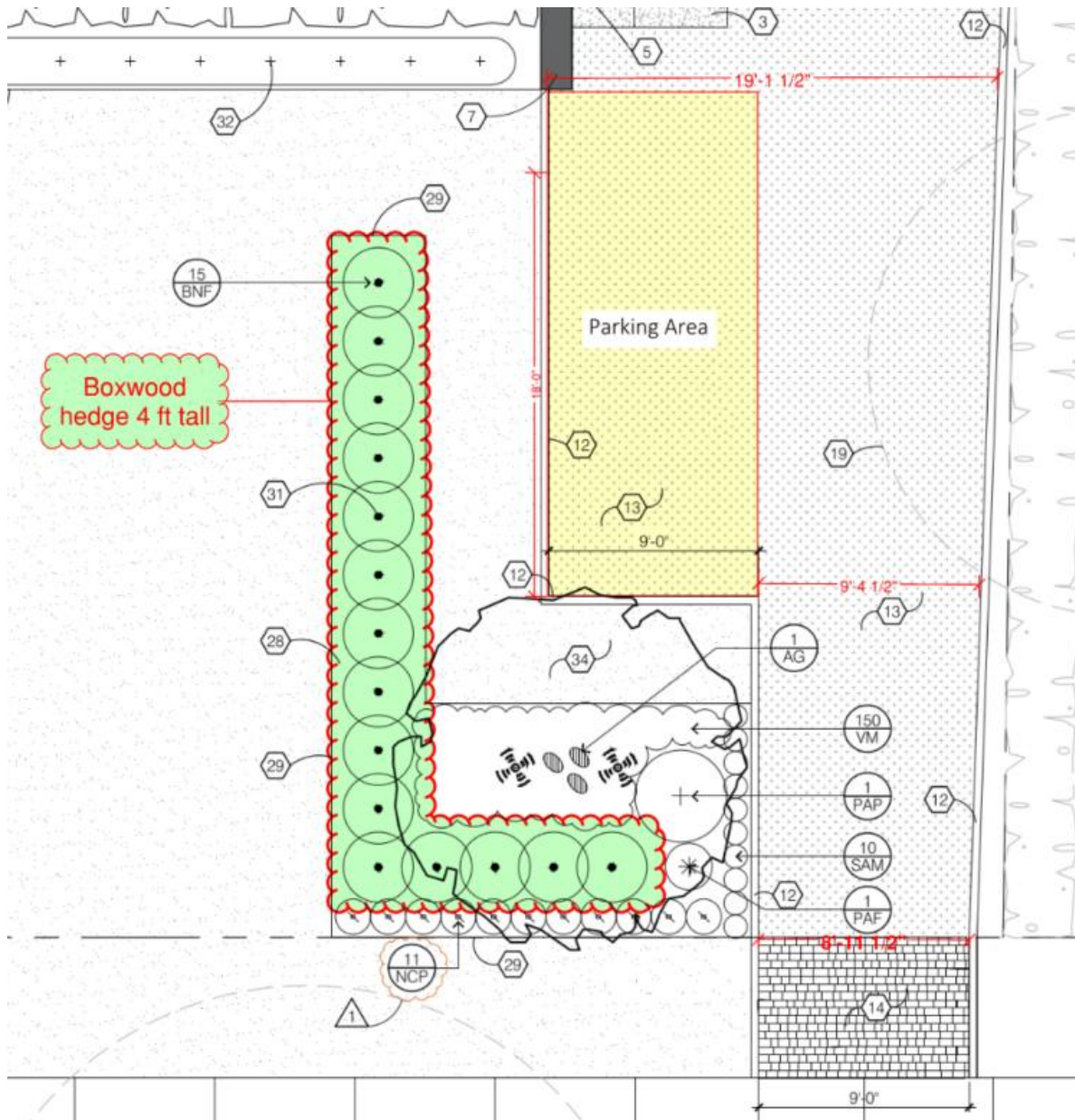
- 4) App No: BZAP 25-8
Address: 49 S Parkview
Applicant: Darren Ramler
Owner: Anna Kamp

Request: The applicant is seeking a variance to Bexley Code Section 1262.02 (b) & 1262.01 (e) to allow a front yard parking space.

Staff Notes

- 1264.04 (b) No spaces, aisles, or any portion of a driveway that does not access a rear yard parking space or garage shall be located in the front yard in an R-1, R-2, R-3, R-6, R-12 or OS District.
- 1262.01 (e) An access drive shall not exceed the normal width necessary to allow for a convenient movement of traffic and shall not be used for temporary or permanent parking. In the R-1, R-2, R-3, R-6, and R-12 Districts, access drives shall not be less than 8 feet and no larger than 12.5 feet in width and shall not occupy more than 25% of the front yard.
- Applicant is renovating the exterior front landscaping and driveway to the property.
- They would like to widen their driveway to accommodate a front yard parking spot so that other cars can get to the rear yard parking.
- Applicant has stated that the parking space will be screened.
- The code is specific upon not allowing front or side yard parking and because of this staff does not support this variance.
- Should the Board grant the variance, Staff recommends having the applicant fill out a Landscape application for review and approval by the Tree & Public Garden Commission.

See Next Page for exhibit



5) App No: BZAP 25-9
 Address: 2357 Bexley Park Rd.
 Applicant: Alexa Meara
 Owner: Alexa Meara

Request: The applicant is seeking a special permit per Bexley Code Section 1264.02 to allow a temporary mailbox to be installed near the driveway and sidewalk due to construction on the house.

Staff Notes

- Applicant is having issues with mail being delivered to their house because of their dog.

- Applicant has requested to install a post style mail box (to be temporary) while they complete their construction project.
- At the completion of the construction project they will have a fenced in rear yard for the dog and the temporary mailbox will be removed.



Architectural Mailboxes Newbury Plastic Mailbox and Post Kit, NC000MAM, Mocha, Medium Capacity

Amazon's **Choice**

400+ bought in past month



6) App No: BZAP 24-28
Address: 490-492 N Cassady
Applicant: Jawad Khan
Owner: Bexley Mart

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.

Staff Notes

- This application has been tabled for several months.
- At the previous meeting the Board reviewed the items of condition as written up by the City Planner, Jason Sudy. They are as follows:
 1. The applicant will install and maintain, in good operating order, electric/water/gas hook-ups as needed for food truck operation. No external generators or other devices that create noise or engine emissions are permitted;
 2. Only one food truck is allowed on the premises at any given time, unless additional temporary permitting is received from the city.
 3. The applicant will provide screening along the Cassady Avenue and Bellwood Avenue frontages in accordance with the MUD Design Standards.
 - a. Final redesign of any walls or fencing needed for screening be remanded to the Architectural Review Board for approval.
 - b. Final redesign of landscaping needed for screening be remanded to the Tree and Public Gardens Commission for approval.
 4. The dumpsters at the rear of the property adjacent to the proposed food truck location be screened in accordance with the MUD Design Standards.
 - a. Final redesign of any walls or fencing needed for screening be remanded to the Architectural Review Board for approval.
 5. The food truck will be in the location shown in exhibits submitted for the August 22, 2024, BZAP meeting.
 - Applicant has provided a sketch of what they plan to install for screening. They will provide fencing around the dumpster and emerald green arborvitae for the streetscape.
 - City Staff does not support the screening plan as currently submitted as the plants are located in the City ROW.

