

Findings of Fact and Conclusions of Law

Meeting Date: 2-28-21

Review for:

Speakers: \_\_\_\_\_

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-37

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 2754 Sherwood

as recommended with the recommended conditions with the modified conditions:

noting that the: \_\_\_\_\_

(With the following condition / modification (s): \_\_\_\_\_

changes required by the conditions for this approval are subject to further review and approval by

- The Residential Design Consultant
- The Architectural Review Board

Motion: 1st) Alisha  
2nd) Sean

Tabled at the request of the Applicant by the Board Until: \_\_\_\_\_

VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the special permit in accordance with Bexley Code Section: \_\_\_\_\_

variance from Bexley Code Section 1252.15(e) 21'

as requested with the following modification(s):

to allow a 2-story garage over that exceeds 26'

Bordering Plans Dated 1-28-21

All minor changes to the, are subject to approval by the Residential Design Consultant.

in accordance w/ Plans

(Date plans)

6.18sq 90%

6/1 pass Bob B. - NO

2/3 volume of the story below

# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-21

Review for:

Speakers: \_\_\_\_\_

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

Leeka Shoh  
Matt Sullivan  
Brian Jones

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-63 <sup>Amended</sup> Based on the testimony presented <sup>the revised plans presented on</sup>  
 The Board finds that a Certificate of Appropriateness should be issued  
 The Board Accepts the Recommendation of the Architectural Review Board 1-28-21

for property located as: 424 S. Columbia

as recommended \_\_\_\_\_ with the recommended conditions \_\_\_\_\_ with the modified conditions: \_\_\_\_\_

Feb 2018

noting that the: \_\_\_\_\_

(With the following condition / modification (s): \_\_\_\_\_  
Karen recommendations

changes required by the conditions for this approval are subject to further review and approval by

	Motion: 1st)	2nd)	Applicant
The Residential Design Consultant	Schn	Alissha	SPI
Bob Behal	Y		2 - Y
Ryan Schick	N		4 - N
Alissha Mitchell	N		
Sean Turner	N		
Heidi Dorn	Y		
Rick Levine	N		

**BZAP**

4 votes get approve

- ① David
- ② Jim Arnold
- ③ Alan + Carol Radnor
- ④ Deen's 399 S. Columbia
- ⑤ AAFF Feey Ms. Yock 2240 Bryden
- ⑥ Stewart Yoder
- ⑦ Mr. Heyer 436 S. Columbia
- ⑧ Jodie Westin

Behal - Y  
Schick - N  
Mitchel - N  
Turner - N  
Dorn - Y  
Levine - N

SEE STAFF REPORT ATTACHED

# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-21

Review for:

Speakers: \_\_\_\_\_

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-40

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 2106 E Main

as recommended  with the recommended conditions  with the modified conditions:

noting that the: \_\_\_\_\_

(With the following condition) / modification (s): to be converted  
black - light letters on a dark background

changes required by the conditions for this approval are subject to further review and approval by

Motion: 1st) Turner  
2nd) Ryam  
 The Residential Design Consultant  
 The Architectural Review Board  
 Tabled  at the request of the Applicant  
 by the Board Until: \_\_\_\_\_

yes

## VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the special permit in accordance with Bexley Code Section:

variance from Bexley Code Section 1260.05(f) 0.26 to

as requested Blade sign  
 with the following modification(s): allow on 20sf

Schick Y  
Ms Mitchell Y  
Turner Y  
Ms Dorn Y  
Tzeval Y

All minor changes to the, are subject to approval by the Residential Design Consultant.

ALL yes Balance bldg

Brian Grifit  
Neirmeyers  
Jim Hartley

allow on 20sf Blade sign on the S. side of the Bldg

# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-2021

Review for:

Speakers: \_\_\_\_\_

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

h

→ Angla Weirayer

→ Brian Gilith

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. ~~88~~ 15739

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 481 N. Drexel

as recommended  with the recommended conditions  with the modified conditions:

noting that the: \_\_\_\_\_

\_\_\_\_\_ (With the following condition / modification (s): \_\_\_\_\_

changes required by the conditions for this approval are subject to further review and approval by

Motion: 1st) LaKevin

2nd) Sean

yes

- The Residential Design Consultant
- The Architectural Review Board
- Tabled  at the request of the Applicant
- by the Board Until: \_\_\_\_\_

## VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the special permit in accordance with Bexley Code Section:

3' variance from Bexley Code Section 1252.16 (a)(2) to allow pool to

as requested be 27' from the N side

with the following modification(s): property line

All minor changes to the, are subject to approval by the Residential Design Consultant.

# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-21

Review for:

Speakers: \_\_\_\_\_

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

*Robert Raskin*

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-41

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

*w/ conditions*

for property located as: 171 S. Cassingham

\_\_\_\_\_ as recommended \_\_\_\_\_ with the recommended conditions \_\_\_\_\_ with the modified conditions:

noting that the: \_\_\_\_\_

\_\_\_\_\_ (With the following condition / modification (s): \_\_\_\_\_

*work w*

changes required by the conditions for this approval are subject to further review and approval by \_\_\_\_\_

*yes*

- The Residential Design Consultant *on final* Motion: 1st) Levine
- The Architectural Review Board *design details noted in the* 2nd) Mitchel
- Tabled \_\_\_\_\_ at the request of the Applicant
- \_\_\_\_\_ by the Board Until: \_\_\_\_\_

*ARR Rec for Cert. of Appropriateness*

## VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the \_\_\_\_\_ special permit in accordance with Bexley Code Section: \_\_\_\_\_

2' variance from Bexley Code Section 1252.09 (R-6)

- \_\_\_\_\_ as requested
- \_\_\_\_\_ with the following modification(s): \_\_\_\_\_

All minor changes to the, are subject to approval by the Residential Design Consultant.

*M/Y  
T/Y  
SCL/Y  
D/Y  
L/Y  
CB/Y*

Findings of Fact and Conclusions of Law

Meeting Date: 1-28-21

Review for:

Speakers: \_\_\_\_\_

Pete Foster

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-43

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 90 N. Columbia

as recommended with the recommended conditions with the modified conditions:

noting that the:

(With the following condition / modification (s):

yes

changes required by the conditions for this approval are subject to further review and approval by

- The Residential Design Consultant *minor modifications* Motion: 1st) Schick 2nd) Levine
- The Architectural Review Board
- Tabled at the request of the Applicant by the Board Until:

Covered terrace

VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the special permit in accordance with Bexley Code Section:

16' variance from Bexley Code Section 1252.09 (85' average front setback) 69' as requested 1252.15 (g) 7' x 10' in the east side yard.

1-28-2021

All minor changes to the, are subject to approval by the Residential Design Consultant.

+ 100 S. Cassady

SC Y  
Mit Y  
TU Y  
D Y  
L Y  
ChB Y



# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-21

Review for:

Speakers: \_\_\_\_\_

*Pete Foster*

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

## \*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-49 *positive*

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 100 S. Cassidy

\_\_\_ as recommended \_\_\_ with the recommended conditions \_\_\_ with the modified conditions:

noting that the: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ (With the following condition / modification (s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*yes*

changes required by the conditions for this approval are subject to further review and approval by

\_\_\_ The Residential Design Consultant      Motion: 1st) Mitchell  
 \_\_\_ The Architectural Review Board      2nd) Turner  
 \_\_\_ Tabled      \_\_\_ at the request of the Applicant  
 \_\_\_ by the Board Until: \_\_\_\_\_

## VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the  
 \_\_\_ special permit in accordance with Bexley Code Section:  
 \_\_\_ variance from Bexley Code Section 1252.09 (R-6) *ALLOW A 2nd floor Addition*  
 \_\_\_ as requested  
 \_\_\_ with the following modification(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All minor changes to the, are subject to approval by the Residential Design Consultant.

Sch 1' 4"  
 M Y  
 T Y  
 D Y  
 L Y  
 ChB Y

# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-21

Review for:

Speakers: \_\_\_\_\_

*Pat Ryan*

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

## \*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-45 *positive*

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 2121 Clifton Ave.

\_\_\_ as recommended \_\_\_ with the recommended conditions \_\_\_ with the modified conditions:

noting that the: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ (With the following condition / modification (s): \_\_\_\_\_

~~Subject to~~ *Subject to* landscape changes reviewed by the  
landscaper *subject to*  
 changes required by the conditions for this approval are subject to further review and approval by \_\_\_\_\_ *landscaper* *constant*

Motion: 1st) Turner  
2nd) Doan

*yes*

- The Residential Design Consultant
- The Architectural Review Board
- Tabled
- \_\_\_ at the request of the Applicant
- \_\_\_ by the Board Until: \_\_\_\_\_

## VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the special permit in accordance with Bexley Code Section:

variance from Bexley Code Section 1252.09 (R-3)

\_\_\_ as requested  
\_\_\_ with the following modification(s): Condition

*25%/50%*  
*to allow*  
*49.9%/91%*

1-28-2021

All minor changes to the, are subject to approval by the Residential Design Consultant.

*T D S*  
*M*  
*Sch*  
*chB*



# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-21

Review for:

Speakers: \_\_\_\_\_

*Andrew  
Todd Parker*

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-47

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 50 N. Drexel

as recommended  with the recommended conditions  with the modified conditions:

noting that the: \_\_\_\_\_

\_\_\_\_\_ (With the following condition / modification (s):

*Cond. return to ARB for final Design Review + Approval*

changes required by the conditions for this approval are subject to further review and approval by

Motion: 1st) Mitchell Yes  
2nd) Dorn

- The Residential Design Consultant
- The Architectural Review Board
- Tabled  at the request of the Applicant
- by the Board Until: \_\_\_\_\_

## VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the special permit in accordance with Bexley Code Section: \_\_\_\_\_ to allow a pool house in the south side yard

\_\_\_\_\_ variance from Bexley Code Section 1252.15 (g) ~~side yard accessory structure~~

\_\_\_\_\_ as requested ~~31st~~ Variance 1252.09 (R-3) 26'9" from the west front property line

\_\_\_\_\_ with the following modification(s):

30' set back front

All minor changes to the, are subject to approval by the Residential Design Consultant.

*D  
M  
Sch  
T  
L  
ChB  
Y  
Y  
Y  
Y  
Y  
Y*

# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-21

Review for:

Speakers: \_\_\_\_\_

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

**\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for**

Application No. BZAP-20-46

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 2404 Fair Ave.

as recommended  with the recommended conditions  with the modified conditions:

noting that the: \_\_\_\_\_

\_\_\_\_\_ (With the following condition / modification (s): \_\_\_\_\_

changes required by the conditions for this approval are subject to further review and approval by

\_\_\_\_\_ Motion: 1st) \_\_\_\_\_  
\_\_\_\_\_ 2nd) \_\_\_\_\_

- The Residential Design Consultant
- The Architectural Review Board
- Tabled \_\_\_\_\_ at the request of the Applicant
- \_\_\_\_\_ by the Board Until: \_\_\_\_\_

## VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the  
\_\_\_\_\_ special permit in accordance with Bexley Code Section: \_\_\_\_\_  
\_\_\_\_\_ variance from Bexley Code Section 1252.15(g) gar 3'11" from Addition  
\_\_\_\_\_ as requested 1252.09 R-6 to allow a 17'11" from the  
\_\_\_\_\_ with the following modification(s): \_\_\_\_\_

All minor changes to the, are subject to approval by the Residential Design Consultant.

25  
7  
18  
17'11"

Findings of Fact and Conclusions of Law

Meeting Date: 1-28-2021

Review for:

Speakers: \_\_\_\_\_

*Hristina Panovska*

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP-20-51

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 231 N. Drexel

as recommended  with the recommended conditions  with the modified conditions:

noting that the: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(With the following condition / modification (s): \_\_\_\_\_  
\_\_\_\_\_

*minor architectural changes to the columns + arches*

changes required by the conditions for this approval are subject to further review and approval by

- The Residential Design Consultant
- The Architectural Review Board
- Tabled  at the request of the Applicant
- by the Board Until: \_\_\_\_\_

Motion: 1st) Schrick yes  
2nd) LeVine

VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the  
 special permit in accordance with Bexley Code Section: open  
 variance from Bexley Code Section 1252.15 add 440 sq' Addition  
 as requested  
 with the following modification(s): Cond.

All minor changes to the, are subject to approval by the Residential Design Consultant.

*M  
Sch  
T.  
D  
L  
ChB*

# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-2021

Review for:

Speakers: \_\_\_\_\_

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. BZAP 20-48

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 2300 E. Livingston

as recommended  with the recommended conditions  with the modified conditions:

noting that the: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ (With the following condition / modification (s): \_\_\_\_\_

*Cond. it remand back for final Design Review*

changes required by the conditions for this approval are subject to further review and approval by Table - Ryan Schick

*Table* Motion: 1st) Schick  
2nd) Dorn

- The Residential Design Consultant
- The Architectural Review Board
- Tabled**  at the request of the Applicant
- by the Board Until: \_\_\_\_\_

## VARIANCE

\*Based on the testimony presented, the Board finds it appropriate to grant the \_\_\_\_\_ special permit in accordance with Bexley Code Section: \_\_\_\_\_ variance from Bexley Code Section \_\_\_\_\_

\_\_\_\_\_ as requested 1254.09 Conditional Use to allow residential use  
\_\_\_\_\_ with the following modification(s): Design - 1254.12  
meets -> Cond use criteria 1226.12 B A-H  
\_\_\_\_\_ in accordance with \_\_\_\_\_

*on the 1, 2nd + 3rd floors of this 3-story BLDG*

All minor changes to the, are subject to approval by the Residential Design Consultant.

*Jeff Bealm  
Community Bldgs  
Kevin Dryfus-Well  
Justin Boyer  
Nicole Boyer  
M Kra vourias  
Nate Green  
Sara Gold  
M*

*peg  
SAGE  
D*

*Feb 25<sup>th</sup>  
Tabled*

*S Y  
-M  
T Y  
D Y  
L Y  
B Y  
TCB*

*1.5 yr away*

*ADD "permit parking"*

# Findings of Fact and Conclusions of Law

Meeting Date: 1-28-2021

Review for:

Speakers: \_\_\_\_\_

- Architectural Review Board Approval
- Architectural Review Board Recommendation to BZAP
- Board of Zoning and Planning

MUC

**\*THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for**

Application No. \_\_\_\_\_

- The Board finds that a Certificate of Appropriateness should be issued
- The Board Accepts the Recommendation of the Architectural Review Board

for property located as: 420 N. CASSADY

as recommended  with the recommended conditions  with the modified conditions:

noting that the: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(With the following condition / modification (s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Table  
Fol

changes required by the conditions for this approval are subject to further review and approval by

Motion: 1st) Sean Turner  
2nd) Don

The Residential Design Consultant  
 The Architectural Review Board  
 Tabled  at the request of the Applicant  
 by the Board Until: \_\_\_\_\_

## VARIANCE

**\*Based on the testimony presented,** the Board finds it appropriate to grant the  
 special permit in accordance with Bexley Code Section: \_\_\_\_\_  
 variance from Bexley Code Section \_\_\_\_\_  
 as requested  
 with the following modification(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All minor changes to the, are subject to approval by the Residential Design Consultant.

S  
T  
D  
L  
Ch B  
Y  
Y  
Y  
Y  
Y