

CITY OF BEXLEY
Board of Zoning and Planning



Decision and Record of Action – February 22, 2018
Variance and Certificate of Appropriateness

The City of Bexley Board of Zoning and Planning took the following action at this meeting:

1. **Location:** 424 S Columbia Avenue
Application No.: 17-040 Z
Applicant: On Site Management
Owner: Dr. Summit and Lekha Shah
Zoning: Medium Density Single-Family Residential District (R-3)

- Variance Requests:** The applicant is seeking:
- A variance is from Bexley Code Section 1252.15(g) which permits accessory structures in the rear yard, to allow a proposed swimming pool to be located in the (south) side yard.

- Certificate of Appropriateness:** The applicant is seeking:
- A Certificate of Appropriateness to allow the existing single-family dwelling to be demolished and a new single-family dwelling to be built at this location.

MOTION AND DECISION ON VARIANCE: Upon consideration of the application, proposed variance and evidence and testimony before it, the Board make the following findings of fact, conclusions of law and decision: the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met, and a variance from Bexley Code Section 1252.12 to allow a proposed swimming pool to be located in the (south) side yard, with the following conditions:

1. The new structure that will replace the existing home be approved by the Chief Building Official before the demolition permit can be issued.
2. A landscape plan be submitted and approved before demolition can occur.
3. That landscaping be installed and maintained as indicated, including a 6' hedge and deciduous trees forming a continuous screen.
4. That the site modifications, design and materials will be in substantial

conformance with the renderings and plans submitted to the Board of Zoning and Planning for the February 22, 2018 meeting, unless otherwise modified in collaboration with staff.

VOTE: 5-yes; 1-no; by the Board of Zoning and Planning Members.

RESULT: The variance was approved with conditions and subject to a certificate of appropriateness.

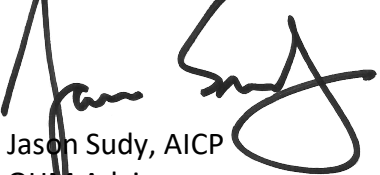
MOTION AND DECISION ON CERTIFICATE OF APPROPRIATENESS: Upon consideration of the application, evidence and testimony before it, the Board finds that, a Certificate of Appropriateness should be granted in accordance with the decision and record of action from the Architectural Review Board's February 8, 2018, meeting, with the following conditions:

1. The new structure that will replace the existing home be approved by the Chief Building Official before the demolition permit can be issued.
2. A landscape plan be submitted and approved before demolition can occur.
3. That the site modifications, design and materials will be in substantial conformance with the renderings and plans submitted to the Board of Zoning and Planning for the February 22, 2018 meeting, unless otherwise modified in collaboration with staff.

VOTE: 5-yes; 1-no; by the Board of Zoning and Planning Members.

RESULT: The certificate of appropriateness was approved with conditions.

Staff Certification



Jason Sudy, AICP
OHM Advisors
City Planner

Recorded in the Official Journal this
__ day of _____, 2018.

Dated: _____

Brian Marsh, Chair
Board of Zoning and Planning

The minutes of the meeting of the Decision and Record of Action of the Board of Zoning and Planning were approved on _____, 2018.

Cc: Applicant, Development Office, File Copy