



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – July 25, 2024

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

Application No.: **BZAP-24- 21**
Address: 114 N Merkle
Applicant: Rianne Gebhardt
Owner: Rianne Gebhardt

Request: The applicant is requesting a Special Permit in accordance with Bexley Code Section 1264.03(b) which limits a fence or wall in the side yard setback area as it faces a street to 48", to allow a 6' fence along the south side yard property line along Denver Avenue.

MOTION #1: The following motion to grant a variance was made by Mr. Turner and seconded by Mr. King.

The findings and decisions of the Board, as stated by Kathy Rose: The Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, that the applicant has proven the criteria to grant an area variance in Bexley code section 1266.11(c) have been met and a variance from Bexley code section 1264.03 (b) to allow 6' fence on the south side property line along Denver Avenue with the following conditions: landscape plan is subject to staff review.

The applicant agreed to the proposed findings and decision of the Board.

VOTE: Mr. King, Mr. Turner, Ms. Letostak, Mr. Rosenthal and Chairman Marsh voting yes; motion passed.

RESULT: The application to grant the variances was approved as conditioned.

Staff Certification: Recorded in the Official Journal this 25th day of July, 2024.

Matt Klingler, Zoning Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy to web