



# City of Bexley

## Board of Zoning and Planning

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### Decision and Record of Action – January 25, 2024

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

Application No.: BZAP-23-39  
Applicant: Tony Hudson/ JSBrown Co.  
Owner: James and Kristy Clear  
Address: 126 s. Parkview  
Request: The applicant is seeking architectural review and approval of a certificate of appropriateness, to allow additions to the rear of the house, an attached covered walkway to connect a new garage to the principal structure. The applicant is also seeking a 180sq' variance from Bexley Code Section 1252.15, which limits accessory structures to 936 square feet for lots over 24,000 sq.', to allow the proposed attached garage to be 1116 square feet.

**MOTION:** The following motion was to grant a variance was made by Mr. Marsh and seconded by Mr. Klingler:

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, 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 updated design.

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

**VOTE:** Mr. Schick, Mr. LeVine, Mr. Turner, Mr. Marsh, Mr. Klingler, Mr. Eshelbrenner voting Yes; and Chairman Behal voting no; motion passed.

**RESULT:** The application to grant a variance was approved, as conditioned.

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



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Kathy Rose, Zoning Officer



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Karen Bokor, Design Consultant

cc: Applicant, File Copy to web