



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – January 25, 2024

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

Application No.: BZAP-23-37
Applicant: Pat Ryan – Ryan Brothers’ Landscaping
Owner: Jay Soll
Address: 141 S. Drexel
Request: The applicant is seeking approval of a Special Permit in accordance with Bexley Code Section 1264.02(b) which restricts decorative landscaping walls and fences in the front yard to twenty-four inches in height above ground level, but not more than forty-two inches above ground level, to allow two 30” high columns in the front yard, just behind the City sidewalk.

*Mr. Schick recused himself from this case.

MOTION: The following motion was to grant a Special Permit and 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 a Special Permit in accordance with Bexley Code Section 1264.02(b), to allow two 30” columns with the following conditions: 1) The columns are proposed at 12” behind the sidewalk with Landscaping that is further subject to review and approval by the Tree & Public Garden commission (being the city right-of-way extends 8’ behind the sidewalk; 2) the applicant must sign a Hold Harmless Agreement to allow the columns to be located in the City right-of-way.

The applicant, Pat Ryan, agreed to the proposed findings and decision of the Board with conditions.

VOTE: Mr. LeVine, Mr. Turner, Mr. Marsh, Mr. Klingler, Mr. Eshelbrenner and Chairman Behal voting yes; motion passed.

RESULT: The application to grant a variance and Certificate of Appropriateness was approved, as conditioned.

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



Kathy Rose, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web