 City of Bexley

Board of Zoning and Planning

**Decision and Record of Action – December 1, 2022**

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

Application No.: BZAP-22-43

Applicant: Amy Lauerhass

Owner: Kyle & Allie Upchurch

Address: 157 N. Ardmore

Request: The applicant is seeking Architectural Review and approval for a Certificate of Appropriateness to convert a section of house from 1-story to 1 ½ story; expansion of front porch; and change of rear shed roof. The applicant is also seeking a variance from Bexley Code Section 1252.10(a)(1) to allow expansions to this non-conforming principal structure

**MOTION**: The following motion was to grant a 4’3” variance from the north side property line and 4” variance from the south side property line, was made by Mr. Schick and seconded by Mr. Turner.

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 that a variance from Bexley Code Section 1252.10(a)(1) is approved to allow an expansion and modifications to the principal structure in substantial conformance with the plans submitted and further subject to the approval of a Certificate of Appropriateness which is remanded back to the Architectural Review Board for final review and design approval..

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

**VOTE**: Mr. Schick, Mr. King, Mr. Levine, Mr. Turner, Mr. Hall and Chairman Marsh voting - yes; motion passed

**RESULT**: The application to grant a variance was approved w condition to remand the Certificate of Appropriateness to the Architectural Review Board.

Staff Certification: Recorded in the Official Journal this 2nd day of September, 2022.

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Kathy Rose, Zoning Officer

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Karen Bokor, Design Consultant

cc: Applicant, File Copy