



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – June 26, 2025

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

App No: **BZAP 25-1**
Address: 188 N Cassingham
Applicant: Steven Miller
Owner: Dmitriy & Nadia Kasvin

Request: The applicant is seeking a Certificate of Appropriateness and area variance to encroach into the side yard setback in order to build an addition as well as a variance to allow front yard parking

Motion #1: The following motion was made by Mr. Schick and seconded by Mr. Levine.

The findings and decisions of the Board, as stated by Matt Klingler: Based upon the testimony and evidence presented, The Board of Zoning and Planning finds it appropriate to grant a variance from Bexley code section 1262.04 to allow the driveway to not access rear yard parking **with the condition that this variance expires in 5 years.**

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

VOTE: Ms. Letostak, Mr. Turner, Mr. Schick, Mr. Marsh, Mr. Levine & Mr. King voting YES.
Chairman Behal voting NO

RESULT: Motion passes 6-1; Application for variance is approved as conditioned.

Motion #2: The following motion was made by Mr. Marsh and seconded by Ms. Letostak.

The findings and decisions of the Board, as stated by Matt Klingler: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a certificate of appropriateness and a 2.65 ft area variance from Bexley code section 1252.09 to encroach into the side yard setback in order to build an addition onto the primary structure with the condition that the applicant return to Architectural Review Board for final design approval.

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

VOTE: Ms. Letostak, Mr. Schick, Mr. Marsh and Mr. Levine voting YES
Mr. Turner, Mr. King & Chairman Behal voting NO.

RESULT: Motion passes 4-3; Application for variance is approved as conditioned.

Staff Certification: Recorded in the Official Journal this 2nd day of July, 2025.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web