



City of Bexley  
Board of Zoning and Planning

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**Decision and Record of Action – August 24, 2023**

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

Application No.: BZAP-23-22  
Applicant: Mitch Fries  
Owner: Mitch Fries  
Address: 199 S. Ardmore  
Request: The applicant is seeking approval of a Special Permit to allow a functional Dormer on a new detached garage.

**MOTION:** The following motion was to grant a variance was made by Mr. Schick and seconded by Ms. Dorn:

The findings and decisions of the Board for application number BZAP-23-22 for the property located at 199 S. Ardmore, 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 a Special in accordance with Bexley Code Section 1252.15 have been met, to allow a functional dormer on the new garage. The Board further finds after review of the plans and the recommendation of the Architectural Review Board, that a Certificate of Appropriateness should be issued as modified and submitted at the August 24<sup>th</sup>, 2023, BZAP meeting

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

**VOTE:** Mr. Hall, Mr. Schick, Ms. Dorn, Mr. Turner, and Chairman Behal all voting yes; motion passed.

**RESULT:** The application to grant a Special Permit and Certificate of Appropriateness.

Staff Certification: Recorded in the Official Journal this 24th day of August 2023.



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Kathy Rose, Zoning Officer



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Karen Bokor, Design Consultant

cc: Applicant, File Copy